



Oakwood Estates is excited to introduce a generously proportioned 3/4 bedroom, three bathroom semi-detached residence to the market, constructed in 2020. Spanning across three levels, this home boasts approximately 1395 square feet of living space. Noteworthy features of this property include Smart Home Technology, gas central heating, double glazing, parking for two vehicles, and an enclosed rear garden complemented by a terrace. Additionally, the property benefits from a comprehensive 10-year warranty for added peace of mind (with 6 years remaining). The residence also enjoys an excellent location within a desirable catchment area for schools. Moreover, it is conveniently situated just around the corner from local amenities and transportation links.

Upon stepping into the entrance hall, spanning an impressive 18 feet by 6 feet, you're greeted by the warm embrace of laminate wood flooring, setting the tone for the tasteful interior design that lies ahead. To the side, the cloakroom beckons with its essential amenities, including a WC, wash hand basin, and continued laminate wood flooring, ensuring both functionality and style are seamlessly integrated. Venturing further, the sitting room reveals itself, a spacious retreat measuring an expansive 16 feet by 15 feet 6 inches. Its rear aspect floods the space with natural light, while the allure of the outdoors is only enhanced by the presence of bi-fold doors. A high-level TV point ensures optimal viewing pleasure, while plush carpets underfoot add a touch of luxury to the room's ambience. Adjacent to this inviting space lies the heart of the home - the kitchen. Spanning 14 feet by 9 feet 6 inches, this culinary haven boasts a meticulously designed layout, complete with a range of units, ample work surface, and tiled splashbacks that effortlessly complement the tiled flooring. Integrated appliances promise modern convenience, while the inclusion of a sink and plumbing for a washing machine ensures practicality meets style with ease.

As you ascend to the first floor, the master bedroom awaits, a sanctuary spanning 16 feet by 11 feet 6 inches. With its rear aspect offering serene views, this tranquil retreat is further enhanced by the presence of an en-suite shower room. Here, a shower, WC, wash hand basin, and tiled flooring combine to create a haven of relaxation and rejuvenation. The journey continues with bedroom two, boasting dimensions of 14 feet 3 inches by 8 feet, and a welcoming front aspect that invites in natural light. Nearby, the study offers a cosy space for work or leisure, with its front aspect providing a tranquil ambience conducive to focus and productivity. The first floor is completed by the family bathroom, an oasis of comfort spanning 8 feet by 5 feet 9 inches. Here, a luxurious bath with shower over and screen beckons, while the presence of a WC, wash hand basin, tiled floor, and towel radiator ensures both convenience and comfort are paramount.

Ascending to the second floor, a spacious landing leads the way to bedroom three, a retreat measuring 16 feet by 12 feet 4 inches, offering a rear aspect that promises uninterrupted views. An accompanying large store provides ample storage space, catering to the practical needs of modern living.

Completing the ensemble is the en-suite shower room, a stylish haven measuring 6 feet 4 inches by 5 feet 8 inches. Here, a shower, WC, wash hand basin, and tiled floor combine to create a space that embodies both luxury and functionality.

# Property Information

-  FREEHOLD
-  3/4 BEDROOMS
-  PARKING FOR 4 CARS
-  STORE ROOM
-  GOOD SCHOOL CATCHMENT AREA

-  COUNCIL TAX BAND F (£3,144 P/YR)
-  3 BATHROOMS
-  ENCLOSED & LANDSCAPED REAR GARDEN
-  SIDE ACCESS
-  CLOSE MOTORWAY NETWORKS

					
<b>x4</b>	<b>x1</b>	<b>x3</b>	<b>x4</b>	<b>Y</b>	<b>N</b>
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Front Of House

At the front of the property, a communal driveway guides you to a parking space for four vehicles, surrounded by mature landscaping. Additionally, side access offers a convenient pathway leading to the rear garden.

## Rear Garden

The meticulously landscaped rear garden, crafted with care by the current owners, offers a charming retreat. Fully enclosed, it provides a safe haven for pets and children to play. The garden features two distinct patio areas, one adjacent to the property and another towards the rear, providing ample space for outdoor relaxation and entertainment. Raised flower beds add a touch of natural beauty, while a versatile garden shed/bar offers practical storage and leisure space. Completing the picture are convenient power points and smart lighting, enhancing both functionality and ambience.

## Tenure

Freehold Property

## Council Tax Band

Band - F (£3,144 p/yr)

## Plot/Land Area

0.28 Acres (1,136.00 Sq.M.)

## Internet Speed

Ultrafast

## Mobile Coverage

5G Voice & Data

## Location

Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance to various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

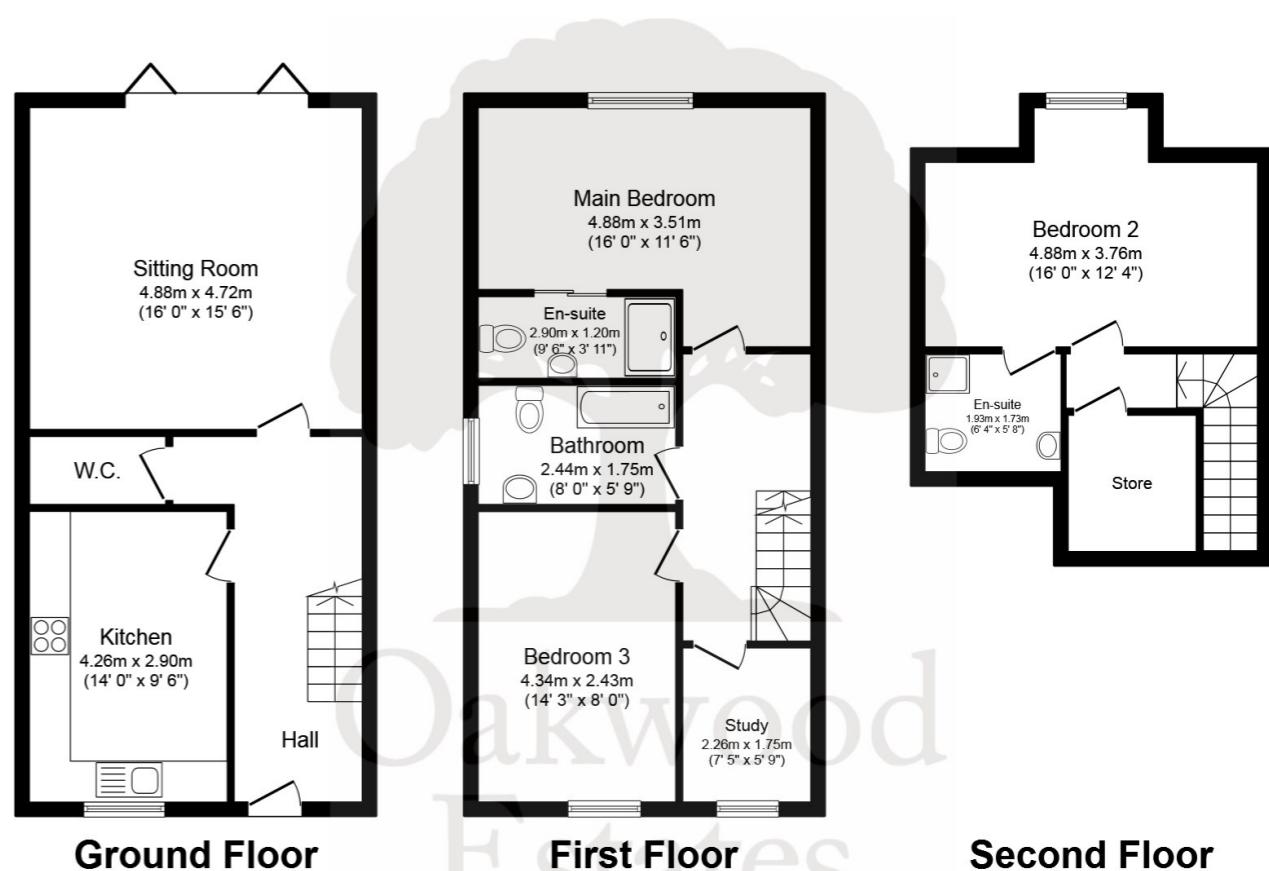
## Transport

Convenient transportation options abound near the property, with Uxbridge Underground Station located just 1.8 miles away, offering easy access to London and beyond. For railway connections, Iver Rail Station is situated 1.98 miles away, while Denham Rail Station is a slightly further distance at 3.02 miles. Travellers will find Heathrow Airport conveniently accessible at a distance of 10.2 miles. Additionally, major roadways including the M40, located 2.7 miles away, and the M25, positioned 3.5 miles away, provide seamless connections for commuters and travellers alike.

## Schools

The property is conveniently located within close proximity to several educational institutions. Both Iver Heath Infant School and Nursery, as well as Iver Heath Junior School, are just 0.5 miles away, providing convenient access for families with young children. For older students, The Chalfonts Community College is situated 5.51 miles away, while Burnham Grammar School is approximately 5.9 miles away. Additionally, Beaconsfield High School is within reach at 7.01 miles, offering further educational opportunities. For those seeking a selective grammar school option, John Hampden Grammar School is located 11.97 miles away.

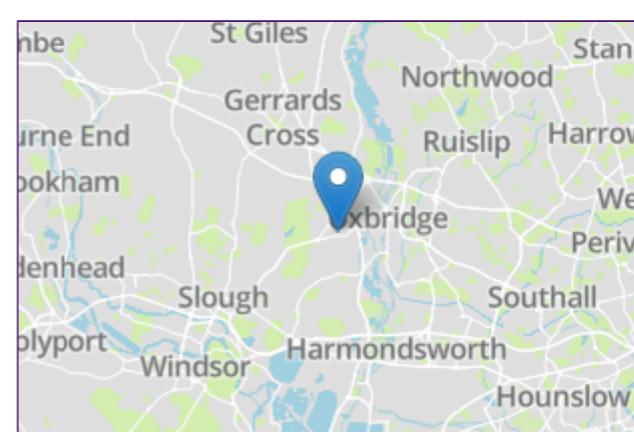
## Floor Plan



Total floor area 126.1 sq.m. (1,357 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Govview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A	92	
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			