



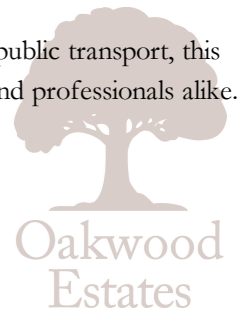
Oakwood Estates are delighted to present this superbly extended four-bedroom, two-bathroom semi-detached family home, situated in a highly sought-after residential area. Thoughtfully designed and meticulously maintained, this spacious property offers versatile living across three generous reception rooms—ideal for entertaining guests, creating a home office, or providing ample space for family living. There is underfloor heating on the ground floor in kitchen/ canteen and sitting room

The property sits on a substantial plot and benefits from a large driveway with room for multiple vehicles, as well as a convenient EV charging point. A detached garage provides additional storage or parking options. To the rear, you'll find a beautifully maintained, south-facing garden—perfect for outdoor dining, relaxing in the sun, or enjoying family activities in a private and peaceful setting.






Inside, the home combines comfort with functionality, offering four well-proportioned bedrooms and two modern bathrooms, making it ideal for growing families. The extended layout ensures plenty of natural light and a seamless flow between living spaces.

Located just a short, flat walk from local shops, amenities, and reputable schools, this home offers everyday convenience right on your doorstep. Excellent transport links are close by, with easy access to the M40, M25, and M4 motorways, making commuting or travelling to London and surrounding areas exceptionally convenient.

Situated within a highly regarded school catchment area and surrounded by community facilities, parks, and public transport, this property offers a perfect balance of space, style, and strategic location, making it an ideal choice for families and professionals alike.



## Property Information

-  FREEHOLD PROPERTY
-  FOUR BEDROOMS
-  GARAGE
-  GREAT SCHOOLS CATCHMENT AREA
-  APPROXIMATELY 1950 SQUARE FEET IS SIZE
-  COUNCIL TAX BAND - F (£3,382.39)
-  THREE RECEPTIONS
-  SOUTH FACING GARDEN
-  A SHORT DRIVE TO (M40/M4/M25)
-  'GATED DRIVEWAY PARKING FOR MULTIPLE CARS

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x4   | x3  | x3  | x4  | Y   | Y   |
| Bedrooms   | Reception Rooms   | Bathrooms   | Parking Spaces  | Garden  | Garage  |

### Tenure

Freehold Property

### Council Tax Band

Band F £3,382.39 p/yr

### Plot/Land Area

0.16 Acres

### Mobile Coverage

5G voice and data

### Internet Speed

Ultrafast

### Area

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 of 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 a Gym.

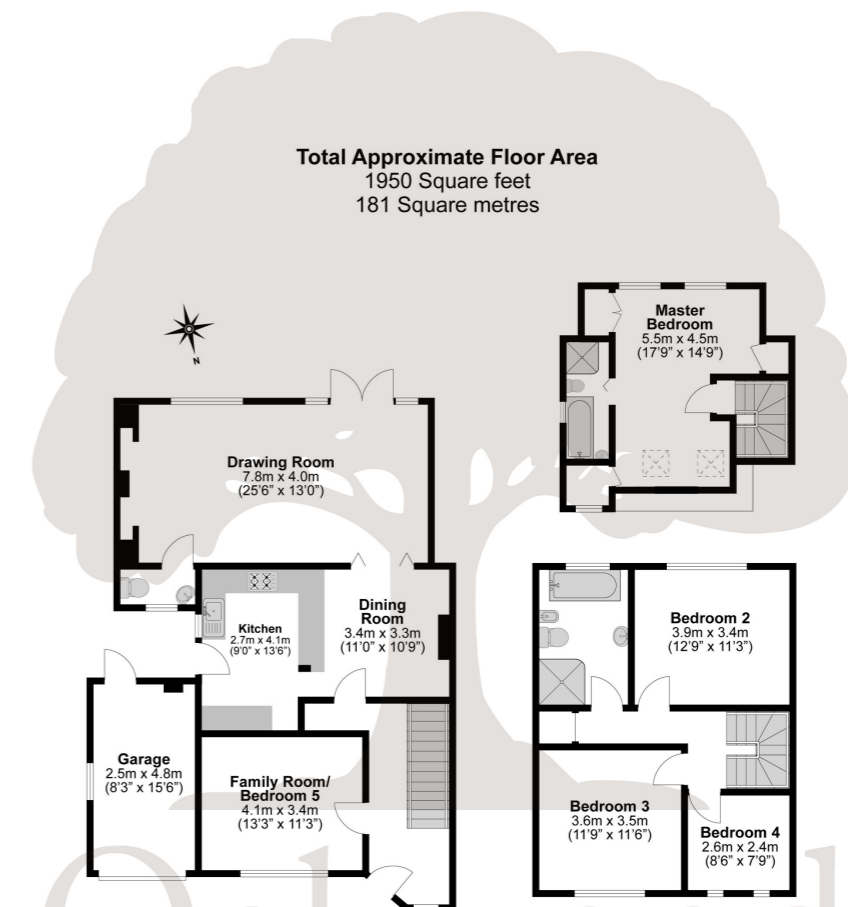
### Schools

In close proximity to each other, Iver Heath Infant School and Nursery and Iver Heath Junior School are mere fractions of a mile apart, with the former at 0.2 miles and the latter slightly farther at 0.3 miles. Moving a bit farther out, The Chalfonts Community College is situated approximately 5.51 miles away, followed by Burnham Grammar School at 5.9 miles. Slightly more distant is Beaconsfield High School, located around 7.01 miles away, and then John Hampden Grammar School at approximately 11.97 miles. This area also boasts numerous additional educational institutions, providing a diverse range of options for students and families.

### Council Tax

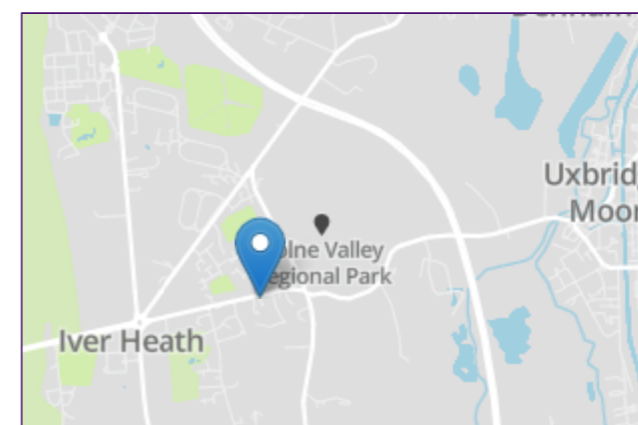
Band F

## Floor Plan



Illustrations are for identification purposes only,  
measurements are approximate, not to scale.

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 Goview.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+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | 66                      |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC | <b>77</b> |