

Introducing this stunning detached property with four bedrooms, three reception rooms, and two bathrooms, exclusively brought to you by Oakwood Estates. It boasts ample driveway parking and is conveniently located just over a mile and a half away from Iver Train Station, offering easy access to Crossrail/Elizabeth Line.










The property enjoys a prime corner position on a tranquil and secluded road, making it an ideal choice. Additionally, it provides excellent proximity to local schools, amenities, and transportation links.

Upon entering the property, you will find yourself in the welcoming entrance hallway, complete with stairs leading up to the first floor. The hallway showcases beautiful hardwood flooring that extends seamlessly into both the sitting room and the family room. To the right-hand side, you'll discover the conveniently located downstairs cloakroom, featuring a low-level WC, a hand wash basin with a mixer tap, and a window providing views of the side aspect. Across the hallway, you'll find the spacious family room, which offers a lovely window overlooking the front aspect, a door leading to the side, and ample space to accommodate both a dining area and living furniture. Adjacent to the family room is the utility room, featuring tiled flooring, a window with views of the side aspect, and ample space for utility machines. Located at the rear of the property is the inviting sitting room, boasting a window that overlooks the serene rear aspect. This room also boasts French doors that lead out to the garden, creating a seamless connection between indoor and outdoor spaces. The sitting room is further enhanced by a captivating feature fireplace. It seamlessly opens up into the spacious kitchen/dining area. The well-designed kitchen offers a variety of eye-level and base kitchen units, providing plenty of storage space. You'll find ample worktop space, complemented by a tiled splashback. The kitchen also boasts integrated appliances, a gas hob with an extractor fan situated above it, and attractive tiled flooring. A window overlooking the front aspect fills the space with natural light. There is also sufficient room for a breakfast table and chairs, and French doors that lead out to the garden, providing a delightful dining experience with a view.

Moving on to the first floor, you will find four bedrooms and a family bathroom. The first double bedroom offers a pleasant view of the front aspect and provides ample space for a double bed. It also includes a convenient built-in wardrobe for storage. Adjacent to this bedroom is the well-appointed family bathroom. It features a window overlooking the front aspect, elegant tiling throughout, a low-level WC, a hand wash basin with a mixer tap, a bath with a shower attachment, and a heated towel rail for added comfort. The master bedroom, located at the rear of the property, offers a serene view of the rear aspect. It is designed to accommodate a king-size bed and comes with built-in wardrobes for all your storage needs. Furthermore, the master bedroom includes an ensuite shower room, complete with a low-level WC, a hand wash basin, and a heated towel rail. The smallest of the bedrooms, although cosy, provides a window overlooking the tranquil rear aspect. It is well-suited for a single bed and offers space for a wardrobe to store personal belongings. Finally, the last double bedroom enjoys dual-aspect windows, providing views of both the front and rear surroundings. This generously-sized room comfortably accommodates a king-size bed and also features built-in wardrobes, offering ample storage space.



Property Information

-  **FREEHOLD**
-  **PARKING FOR FOUR CARS.**
-  **THREE RECEPTIONS**
-  **ENCLOSED GARDEN**
-  **1 & 1/2 MILES TO IVER STATION**
-  **COUNCIL TAX BAND F (£2,987 P/YR)**
-  **FOUR BEDROOMS**
-  **TWO BATHROOM (1 EN-SUITE)**
-  **UPDATED KITCHEN**
-  **PRIVATE ROAD**


x4
Bedrooms


x3
Reception Rooms


x2
Bathrooms


x4
Parking Spaces


Y
Garden


N
Garage

Front Of House

Situated at the front of the property, you'll find a generously-sized block paved driveway that can accommodate more than four cars. This spacious driveway is not only practical but also enhances the property's curb appeal. It is adorned with mature planting, adding a touch of natural beauty to the surroundings. Additionally, the driveway provides convenient access to the rear of the property.

Rear Garden

The rear garden presents a delightful outdoor space, designed for relaxation and enjoyment. It boasts a substantial patio and decking area, perfect for outdoor seating and entertaining. Towards the rear of the garden, you'll find a neatly maintained lawn, offering ample space for various activities. Convenience is prioritized with side access that leads to the front of the property, allowing for easy movement. Additionally, a generously-sized garden shed provides valuable storage space for tools, equipment, and other belongings. Safety and security are ensured as the entire garden is fully enclosed, making it an ideal environment for children to play and for pets to roam freely. This enclosed setting provides peace of mind and allows for uninterrupted outdoor enjoyment.

Tenure

Freehold

Council Tax Band

F (£2,987 p/yr)

Plot/Land Area

0.08 Acres (321.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

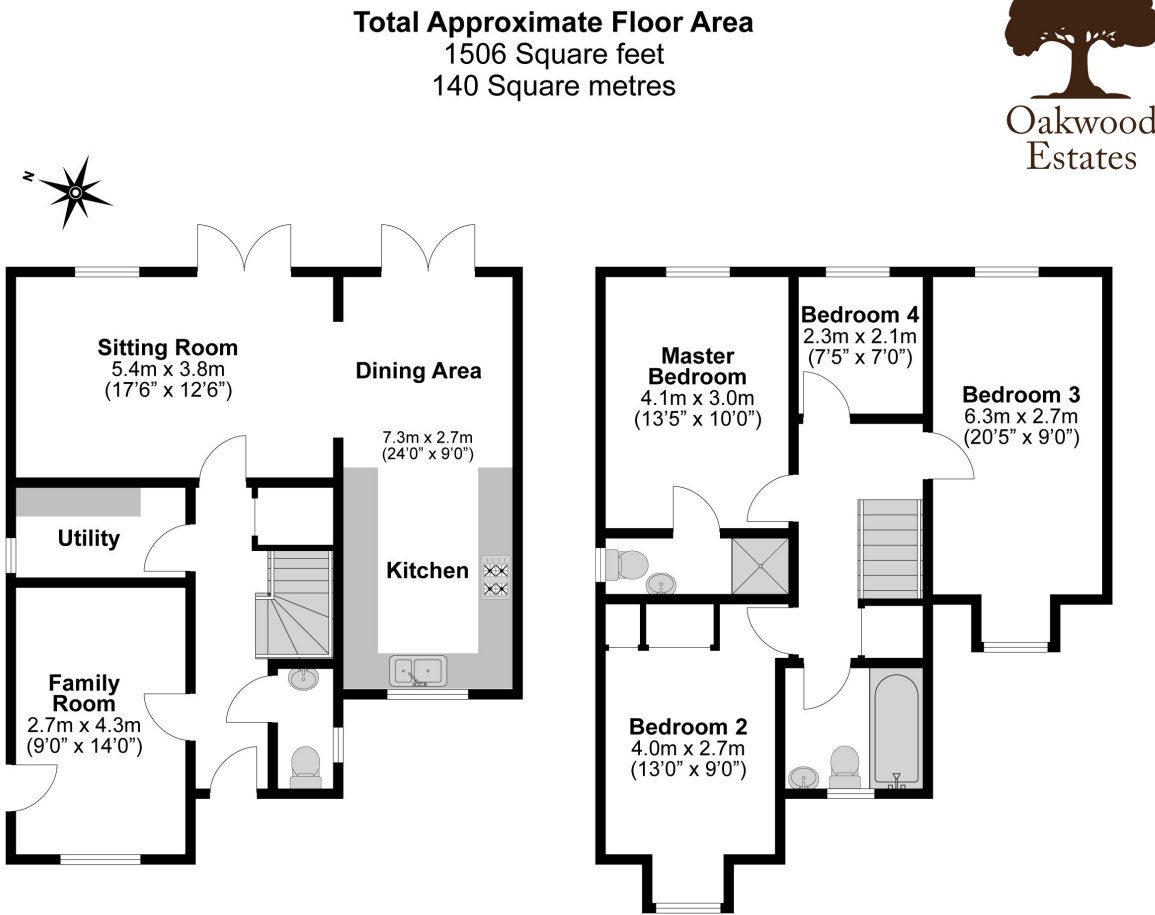
School Catchment

Iver Heath Infant School and Nursery
Iver Heath Junior School
The Chalfonts Community College
Burnham Grammar School
Beaconsfield High School
John Hampden Grammar School
Plus many more.

Local Area

Iver Heath is a village located in Buckinghamshire, England. It is situated approximately 17 miles west of Central London and falls within the South Bucks district. Known for its picturesque surroundings and proximity to green spaces, Iver Heath offers a blend of rural charm and convenient access to nearby towns and amenities. The village is surrounded by beautiful countryside, including areas such as Black Park Country Park and Langley Park. These natural landscapes provide opportunities for outdoor activities, including walking, cycling, and wildlife spotting. In terms of amenities, Iver Heath benefits from several local shops, pubs, and restaurants, catering to the needs of residents and visitors. The nearby town of Uxbridge offers a wider range of shopping and leisure facilities, including a large shopping centre and a variety of entertainment options. Transportation options in Iver Heath are convenient, with the M25 motorway located nearby, providing easy access to other parts of the country. The village also benefits from Iver railway station, offering regular train services to London Paddington and other destinations. Iver Heath is known for its close proximity to Pinewood Studios, a renowned film and television production facility. This connection has contributed to the village's popularity among professionals in the entertainment industry. Overall, Iver Heath offers a desirable mix of countryside living, convenient amenities, and transport links, making it an attractive place to reside.

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.

