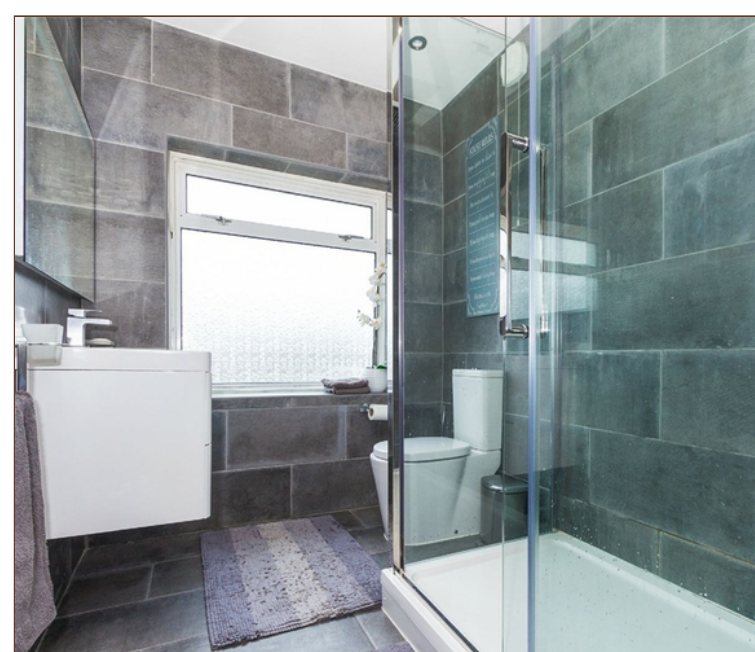


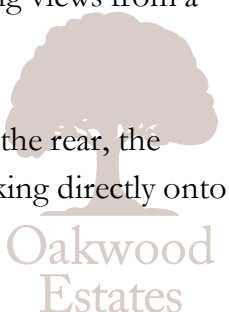


Oakwood Estates are delighted to present to the market this extended and very well presented four-bedroom, three-bathroom semi-detached family home, ideally situated on a popular residential road in Iver Heath, close to excellent motorway links including the M40 and M25.

Arranged over three floors, this spacious property is offered in excellent condition throughout and benefits from no onward chain. The ground floor features a bright and airy 24ft lounge/dining room which opens into a recently re-fitted contemporary 26ft kitchen/breakfast room. This impressive space is fitted with a range of high-quality integrated appliances, a central island with induction hob, and stunning bi-fold doors leading out to the rear garden. A recently re-fitted shower room completes the ground floor.

On the first floor, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, along with a recently updated modern family bathroom. The second floor is dedicated to the principal bedroom, which includes a stylish three-piece en-suite shower room and enjoys far-reaching views from a Juliet balcony.

Externally, the property offers driveway parking for up to four vehicles to the front. To the rear, the impressive 143ft garden is mainly laid to lawn and features an entertaining patio terrace, backing directly onto open farmland and providing a peaceful and private outlook.



Property Information



FREEHOLD PROPERTY



EPC - D



THREE BATHROOMS



PARKING FOR FOUR CARS



GREAT SCHOOL CATCHMENT AREA



COUNCIL TAX BAND E (£3,088 P/YR)



FOUR BEDROOM SEMI-DETACHED FAMILY HOME



143FT GARDEN BACKING ONTO FARMLAND



NO ONWARD CHAIN



CLOSE TO LOCAL MOTORWAYS (M40/M4/M25)



x4

Bedrooms



x2

Reception Rooms



x3

Bathrooms



x4

Parking Spaces



Y

Garden



N

Garage

Tenure

Freehold

Council Tax Band

E (£3,088 p/yr)

Plot/Land Area

0.10 Acres (419.00 Sq.M.)

Mobile Coverage

5G Voice and data

Internet Speed

Ultrafast

Local 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.

Transport Links

Uxbridge Underground Station is 2 miles away, Iver Rail Station is also 2 miles away, and Denham Rail Station is 2.95 miles from the property. Heathrow Airport is 10 miles distant, while the M40 is just 2 miles away and the M25 is 3 miles away.

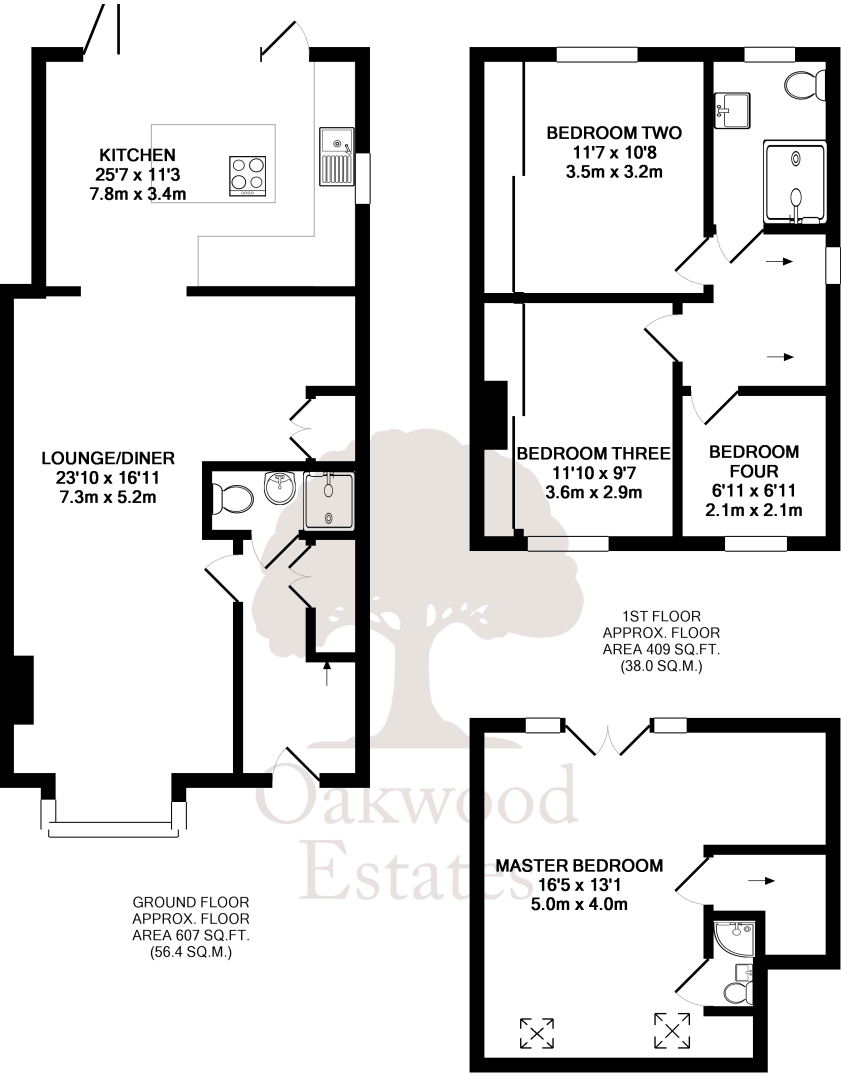
Schools

Nearby educational institutions include Iver Heath Infant School and Nursery, Iver Heath Junior School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, among many others.

Council Tax

Band E

Floor Plan



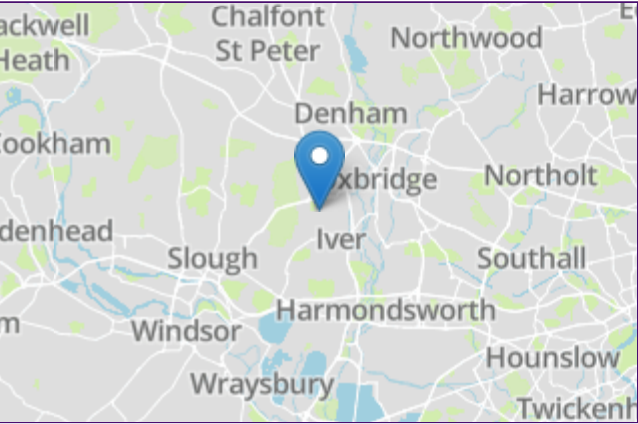
1ST FLOOR
APPROX. FLOOR
AREA 409 SQ.FT.
(38.0 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 270 SQ.FT.
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1286 SQ.FT. (119.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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+)		83	
A			
(81-91)			
B			
(69-80)			
C	65		
(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			