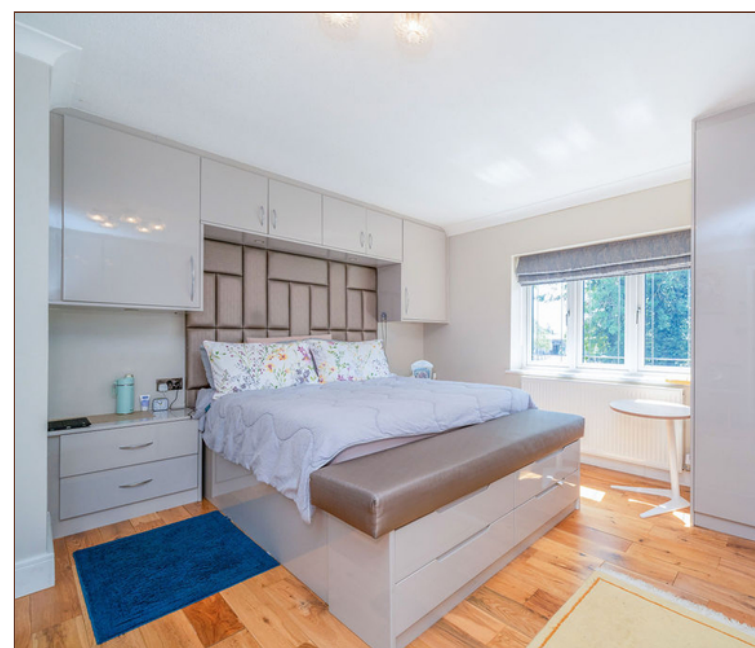




Oakwood Estates are delighted to present this exceptional four-bedroom family home, offering an impressive combination of versatile living accommodation, modern conveniences, and excellent potential for further enhancement. Situated in a desirable setting, this beautifully presented property provides the perfect balance of family space, independent living options, and dedicated work-from-home facilities.

The property is presented in superb decorative order throughout, with a high standard of finish and attention to detail evident from the moment you enter. A particular highlight is the luxurious en-suite steam room adjoining the master bedroom, providing a private space to relax and unwind. Further benefits include air conditioning, a premium Quooker tap supplying instant boiling water as well as sparkling water, and a whole-house water softening system.

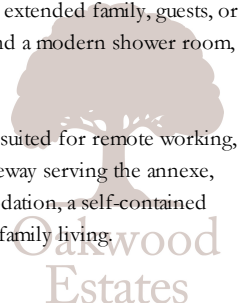
For those looking to expand the accommodation further, there is the added benefit of potential for a loft conversion. We understand that plans had previously been approved, although this permission has since lapsed, offering an exciting opportunity for future owners to explore additional living space subject to the necessary consents.

The thoughtfully designed accommodation begins with a welcoming entrance hall leading to a convenient downstairs cloakroom, a spacious and comfortable living room, and a bright conservatory providing an additional reception area overlooking the garden. The fitted kitchen offers a practical and stylish space for everyday family life and entertaining.

To the first floor, a generous landing provides access to four well-proportioned bedrooms and a family bathroom. The principal bedroom is a standout feature of the home, benefiting from its own en-suite steam room, creating a luxurious retreat away from the main living areas.

Externally, the property continues to impress. The converted garage has been cleverly transformed into a self-contained annexe, ideal for extended family, guests, or those seeking independent accommodation. The annexe comprises an open-plan living area with kitchen facilities, a separate bedroom, and a modern shower room, providing excellent flexibility for a variety of uses.

In addition, the garden houses a dedicated work-from-home studio, complete with its own toilet and wash hand basin, making it perfectly suited for remote working, a home business, creative pursuits, or a private workspace away from the main house. Outside, the property benefits from a private driveway serving the annexe, together with additional parking provisions, ensuring ample space for multiple vehicles. The combination of spacious family accommodation, a self-contained annexe, premium features, and versatile outdoor facilities makes this a truly adaptable and desirable home, ideal for modern family living.





Property Information

-  FREEHOLD PROPERTY
-  FOUR BEDROOMS
-  TWO BATHROOM (MASTER EN-SUITE)
-  OUTBUILDING (HOME OFFICE)
-  GREAT SCHOOLS CATCHMENT AREA
-  COUNCIL TAX BAND: F ANNUAL PRICE: £3,650
-  TWO RECEPTIONS
-  ANNEX
-  GARAGE AND OWN DRIVEWAY
-  CLOSE TO LOCAL MOTORWAYS (M40/M4/M25)



x4

Bedrooms



x2

Reception Rooms



x3

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Tenure

Freehold Property

Council Tax Band

Band: F

Annual Price: £3,650

Plot/Land Area

0.10 acres

Mobile Coverage

5G voice and data

Broadband Speed

Ultrafast

Annex - Potential Rental Incombe

£1,000 per calendar month

Transport Links

The property enjoys excellent transport links, with nearby train stations at Iver, Langley and Uxbridge (Underground), providing convenient access to London and surrounding areas. It is also ideally positioned for the M4, M40, and M25 motorway networks, with Heathrow Airport just a short drive away. A regular bus service further offers direct connections to Slough and Uxbridge.

Area

Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4), and Heathrow Airport is just a short drive away. It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby, larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.

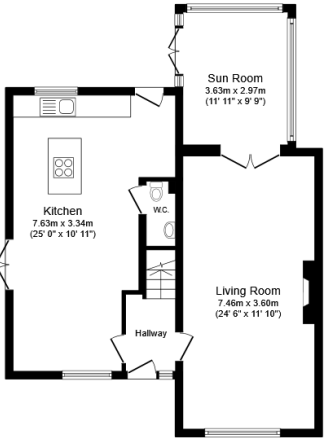
Schools

Iver Village Junior School and Iver Village Infant School are both within easy walking distance, offering great convenience for families with young children. Iver Heath Junior School is also nearby, providing an additional local option. The property is situated within the catchment area for several well-regarded schools, including Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. In addition, the surrounding area boasts a wide selection of other educational institutions, ensuring families have plenty of choice when it comes to schooling.

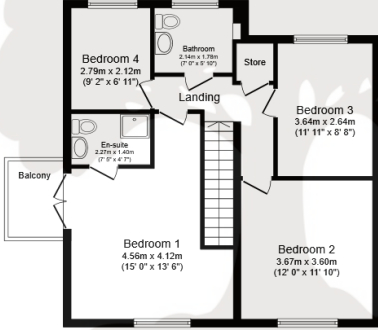
Council Tax

Band C

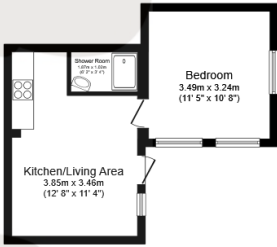
Floor Plan



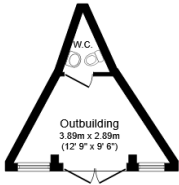
Ground Floor



First Floor



Annex



Outbuilding

Total floor area: 177.3 sq.m. (1,908 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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.



Oakwood Estates

