



INSPIRE

The Oakwood Estates Property Magazine
Autumn/Winter 2018/19

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Getting to know Josh Godfrey

I'm Adrian of Inspire Magazine and I visited the Managing Director of Oakwood Estates to understand the working of the business and a little bit about the man himself.

So tell me what gets you up in the morning?

My passion is property and dealing with people and I love putting a strategy in place and seeing it come together. I also have a great team here at Oakwood and it's a real pleasure working with these talented individuals and being a part of their progression.

Your no stranger to interviewing people so what are the key ingredients you look for?

In order to thrive in this industry you need to be resilient, hardworking and determined so see the job through from start to finish. These traits need to shine through during any interview process.

What's the background to Oakwood? How did it start? What's the story?

It began in my Dad's garage in September 2008. Prior to starting Oakwood Estates I worked for a Bluechip Company in the world of recruitment. As an MREC qualified consultant I felt that a number of skills I had picked up over the years were transferrable to the world of estate agency. Following a successful opening year I managed to secure our first shop in Richings Park along with the original diesel Oakwood Estates Smart car which is now associated with the brand. Our first expansion was the Old Windsor branch in 2012 and we continued to launch a new branch every 1 to 2 years. Datchet came next in 2014 and then we opened 3 new branches in 3 consecutive years with West Drayton in 2016, Iver in 2017 and finally Burnham in February this year. It's been a busy 10 years and in September we look forward to celebrating our decade anniversary where I'm sure the team will enjoy a well earned celebration.

Where do you see Oakwood going in the next 10 years?

Well if it's anything like the first decade we should have another 6 branches launched. Our main focus at the moment is providing a quality service and making sure our processes are as efficient and effective as possible. This means analysing the daily workings of the company and understanding where improvements can be made. Government policy and the outcome of Brexit will have a large influence as to which direction we take the business.

Josh, tell me the difficulties you have encountered throughout all of this expansion?

I must admit the market hasn't been kind to us over the years however the fact that the Oakwood Estates business model was in place after the Banking Crash in 2008 has meant that we are able to cope in a difficult

market. A lot of our processes incorporate a proactive approach which means going out and hunting the deals rather than waiting for that lead or phone call. An energetic ethos is what's required to grow a business in a difficult environment.

What is the secret of survival when starting a business and then how did you manage to grow at such a speed?

Initially word of mouth which came by providing an exceptional service to every single customer that walked through the door. This meant being open 7 days a week and working longer hours than our competitors accompanied with the ability to set expectations and then follow through with results. The opening years are about building reputation and the litmus test of one's success is referrals. Innovation is a key factor when it comes to completing aggressive expansion plans. From 2013 to 2015 I signed up to become a property pundit with Time FM whose station tapped in to an audience of over 380,000 listeners. Over this period I completed 77 shows. If the general public are going to buy in to your business then I believe you need to pursue new avenues and stand out from the crowd.

One sentence answer please Josh. What is exciting you at the moment?

Cross-rail

Ok and Why?

We have already seen solid demand through our branches located in cross-rail locations and so I'm excited to see how the impact will continue once the line has opened. It definitely offers buyers the opportunity to venture out of the capital and pick up good value property whilst still being able to get back to central London in a matter of minutes.

It's been a pleasure Josh and I wish you and your team the best of luck.

Thank you Adrian for not going in too hard on me with your questions.





Top tips from the experts on “kerb appeal” ... how to make that vital first impression count!



“First impressions count, so make sure potential buyers get a great first impression when viewing the outside of your home. Failure to do so and you may find you receive fewer viewings, cancelled viewings or potential purchasers already feeling doubtful before entering your property.”

Comparisons

Take a fresh look at your property from different aspects and viewpoints. See how it compares to your neighbours' and other properties near by.

Tidy The Front Garden

Regardless of the time of year, make sure your front garden is tidy and well maintained; hedges and trees trimmed, plants tidy, lawns cut etc.

Paintwork

Ensure the front gate, fence and door have been recently painted in neutral colours. This can indicate a well maintained property.

Clean The Windows

It is worth investing in a window cleaner; optimising light on the inside and giving a clean image of your house from the outside.

Porch/Doorway

Remember potential purchasers will wait at your front door and will view your cobwebs, doorbell, letterbox and any light fittings.

Neighbours

Your neighborhood is also on display. Your next-door neighbours' house may not be for sale, but if their property is run down or neglected it may let yours down too.

First Impressions

Next time you walk through your front door, consider the look, smell, sounds and feel. Is it welcoming?

Communal Areas

If you share communal areas, such as the hall, stairs and landings in a block of flats, make sure everyone is aware that you are selling & gently remind them to collect their post and help keep the front garden tidy.





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There will be a fee for mortgage advice. The precise amount will depend upon your circumstances but may range from £399 to £599.

As an area Iver has some fantastic selling points from the introduction of the Crossrail to the world famous Pinewood Studios which inherited its name as a result of the numerous Pine Trees in the local area. Surrounding Pinewood Studios is an estimated 530 acres of park land known as Black Park which includes a beautiful lake which extends across the entire space. The outdoor space has been used by Pinewood for numerous movies including James Bond, Batman, Robin Hood and Frankenstein.

Iver is popular with people who work at Heathrow as its only 4.5 miles away. It also surrounds an extensive motorway network with links on to the M40, M25 and M4 so it's a good choice for people who require quick access. School wise families will find themselves in the catchment area for some of the UK's best grammar schools such as Burnham Grammar School.

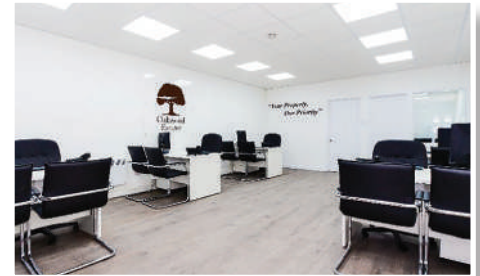


IVER MANAGER'S VIEW POINT

I'm John Horton, the Assistant Branch Manager in Iver and Richings Park.

I have over seven years' experience in residential sales dealing with all types of property from studio apartments all the way up to the larger luxury homes throughout South Bucks and Berkshire. My speciality lies in my ability to negotiate the best possible deal on behalf of my vendor.

Outside of work I am a keen sportsman and enjoy a game of golf when I find the time to play.



31 High Street, Iver
Bucks SL0 9ND

01753 201931

iver.enquiries@oakwood-estates.co.uk



Wood Lane Close, Iver Heath

£950,000

Large and impressive four bedroom detached home located in one of the most sought after cul-de-sac's in Iver Heath. Carriage style driveway for 5 cars, garage and 90ft landscaped garden.



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Oakwood Estates



Colne Orchard, Iver

£450,000

Modern immaculate three bedroom detached house situated in a quiet cul-de-sac. Parking for two cars along with detached garage. Secluded south-west facing rear garden. This property comes with no chain.

Iver - Tel: 01753 201931



Longstone Road, Iver Heath

£645,000

Newly refurbished & extended five bed semi-detached, three floors of substantial accommodation in a highly sought after residential road. 18ft granite kitchen, two bathrooms, off street parking for 3 cars.

Iver - Tel: 01753 201931



Uxbridge Road, Iver Heath

£1,200,000

Great Investment Opportunity with this nine bedroom detached Guest House which has been in the family for over 12 years. Over 2000 square foot of property set on three quarters of an acre of land.



Oakwood Estates



The Parkway, Iver Heath

£740,000

Four double bedroom semi-detached home in a highly sought-after location set over 3 floors. Numerous extensions over the years which include a 23ft kitchen. Total of 3 bathrooms, 75ft garden.

Iver - Tel: 01753 201931



Iver Heath, Buckinghamshire

£1,650 PCM

Detached house with a rear annexe and detached garage offering four bedrooms, two bathrooms and a three car driveway.

Iver
Tel: 01753 201931



High Street, Iver

£975.00 PCM

Spacious unfurnished two bedroom top-floor flat in the heart of Iver Village. Fitted with modern kitchen units and a separate lounge plus main bathroom. in addition to allocated rear parking.

Iver
Tel: 01753 201931



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Oakwood Estates meets up with Marilia Carvalho stained and fused glass.

As you approach the beautiful round windowed building, you really cannot begin to imagine the hidden treasures inside.

Originally the first village hall in Burnham (1912) and most recently home to graphic design business Marilia and her husband John have transformed but also managed to restore and show the true potential of this unusual building. On entering you see Marilia's workshop and gallery. Lost in a beautiful sea of colours each piece tells a story from Marilia's heart.

When we asked Marilia about her inspirations she talked us through each piece one by one and it was a delight to walk through the gallery with her.

Marilia is named the 'stained glass artist' but in our opinion this is an understatement.

The workshop side has so much to offer, from grand bespoke pieces costing up to six thousand pounds to necklaces averaging at twenty pounds something for every budget to enjoy.

We even got a sneak preview at the Christmas decorations Marilia is working on currently. Marilia also commissions abstract panels infusing fossils and minerals as well as traditional repairs.



A big part of this business is contracting out to churches, large stately homes and Marilia informs us that quite often people throw out windows that could so easily be restored and saved.

As we enter the courtyard Marilia has a fine example of this, a vintage frame containing a beautiful coloured glass with a mirrored backing reflecting the sun it really is a beautiful piece.

Marilia offers regular stained glass workshops and invite only pre views- should you be so lucky, however she also hosts a Christmas gallery open day and invites other artists including pottery and ceramics.

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Welcome to Oakwood Estates of Datchet ————— Area Guide

Oakwood Estates of Datchet is a dynamic estate agency full of energy and the desire to please its vendors, landlords, buyers and tenants. This branch is the market leader in the local area through drive and determination. Customer service is at the forefront of this operation and that begins from your initial contact and continues throughout your dealings with the team. Expect a strong knowledge of the local area and an educated insight of the market place when coming into contact with the Datchet Team.

Showing the right property to the right people is something which the agents in the Datchet office take very seriously. This proactive approach means that we make every effort to secure the best outcome. During the registration process we meticulously take down each applicant's requirements so we can be as effective as possible when it comes to suggesting suitable property and arranging successful viewings. The team's attention to detail and drive to provide a cutting edge service sets Oakwood Estates apart from your standard estate agents.

DACHET MANAGER'S VIEW POINT

My name is Edward Godfrey and I am the Sales Director at Oakwood Estates in our Datchet Branch.

I graduated from the University of Nottingham in 2009 and went on to follow my passion for property by becoming an estate agent in this picturesque borough of Royal Windsor & Maidenhead.



With its train links into London Waterloo and its close proximity to Windsor and the Long Walk, The River Thames, the M4 and the M25, Datchet is arguably one of the most desirable areas to live in Berkshire. It has become an ideal residence for buyers who want the "country life" but who require efficient links into London.



Shop on the Green Datchet
Berkshire SL3 9JH

01753 387027

datchet.enquiries@oakwood-estates.co.uk



Datchet, Berkshire

£735,000

A four double bedroom detached family house is situated on a much sought after cul-de-sac and within walking distance of Datchet village centre with its range of shops, schools and transport links (Waterloo Line).

Datchet - Tel: 01753 387027



Oakwood Estates



Datchet, Berkshire

£699,950

A four double bedroom semi-detached family home is situated on a highly desirable road just a five minute walk from Datchet Station (Waterloo Line) and offered to the market as well presented.

Datchet - Tel: 01753 387027



Datchet, Berkshire

£645,000

A three/four bedroom detached house situated just walking distance from Datchet Green and Train Station (Waterloo Line) and offered to the market as well presented.

Datchet - Tel: 01753 387027



Datchet, Berkshire

£575,000

A three bedroom semi-detached mock Tudor family home is situated within a central village location on Datchet's sought after 'The Green' and opposite the Train Station (Waterloo Line) and a range of amenities.

Datchet - Tel: 01753 387027



Datchet, Berkshire

£379,950

This two double bedroom semi-detached cottage is a unique converted Victorian school house offering a wealth of character features throughout, including cast iron fireplaces, stripped wood doors with a versatile layout.

Datchet - Tel: 01753 387027

When is the best time to buy...

Inspire talks to Oakwood Estates Sales Director Edward Godfrey.

Making the decision to buy a home is huge. While location is arguably the most important factor, timing may also have a big impact on what you pay.

According to new research, the best months for buyers are September and October. And the best day of the week is Monday.

RealtyTrac reviewed over 32 million home sales over the past 15 years, and they found that homes purchased in October came at a 2.6% discount to the current fair market value.

The discounts are most likely a function of there being fewer buyers, meaning sellers are more willing to settle on lower prices.

The other factor thrown into the mix is a greater proportion of properties coming onto the market in September as the Summer holidays end and the schools go back.

Many people ask me 'when is the best time to buy' but the truth is there isn't such a thing as the 'best time to buy' as it's dependent on the buyers motive for moving.

A recent article in The Telegraph gave its most generous prediction of the future that property prices

may not increase by more than 2% on average up until 2022.

As demand from buyers continues to wane amid concerns over Brexit, house sellers are having to take desperate measures to get a bid.

Buyers and sellers who have a motive to move will do so, however the days of buying a property simply to make a profit later down the line may well be behind us.



Edward Godfrey - Sales Director





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Langley, Berkshire

£1,450 PCM

Well Presented and recently extended four bedroom, two bathroom semi detached house located in a popular residential area of Langley.

Datchet
Tel: 01753 783942



Datchet, Berkshire

£1,350 PCM

Executive two double bedroom ground floor apartment with two en-suites, private garden and bay parking located in a gated development within walking distance of Datchet Station.

Datchet
Tel: 01753 783942



Datchet, Berkshire

£1,275 PCM

Stylish semi detached house located within walking distance of Datchet Station, boasting two double bedrooms and driveway parking.

Datchet
Tel: 01753 783942



Datchet, Berkshire

£895,00 PCM

Highly desirable one bedroom terrace house located in a popular development within walking distance of Datchet Station.

Datchet
Tel: 01753 783942



WHY USE US?

Oakwood Estates is the fastest growing independent estate agency in the area and below is the sales formula we adopt to guarantee success. This service has been developed over the years through listening to client feedback and then moulding the business to meet expectations. Only by observing, developing and implementing can a business evolve in such a fast paced industry. Your marketing campaign is tweaked and tailored to your property and its specific needs. Our attention to detail and meticulous approach is what sets us apart.

✔ SHORT TERM CONTRACTS

If you take advantage of our short term sole agency contract you won't need to be locked into a long period. That can be very frustrating if a sale does not materialise within the first few weeks. Short term contracts show that we have confidence in our ability to secure you a buyer pretty quickly.

✔ OPEN 7 DAYS A WEEK

In order to ensure every prospective buyer can view your property we make ourselves available 7 days a week. Many people have busy working and family lifestyles and cannot view during traditional working hours. Sundays can often be our busiest day.

✔ PRE SCREEN BUYERS

Our sales team is trained to obtain specific information before viewings are booked in order to ensure that your time is not wasted through ineffective viewings.

✔ TEXT, EMAIL ALL VIEWING & OFFER CONFIRMATION

So there's no chance of any confusion or miscommunication we meticulously text and email both the applicant and vendor the full viewing details. All offer details are also texted and emailed and the point of an offer being received.

✔ GLOSS BROCHURES & MAGAZINES

We offer comprehensive marketing material unlike no other estate agent. You will be shown the secrets to our marketing during your valuation.

✔ VERBAL & WRITTEN FEEDBACK FOR EVERY VIEWING

After each viewing takes place you will receive feedback

through written and verbal means. We will then send you a full weekly report encapsulating all the viewings and feedback which we have received to date.

✔ ALL VIEWINGS ARE ACCOMPANIED BY AN AGENT

Its company policy that all viewings are accompanied by an agent. Under no circumstances will vendors be expected to conduct viewings themselves unless previously agreed.

✔ WEEKLY REPORTS CONVEYING PROPERTY & AGENCY PERFORMANCE

Due to our advanced IT systems we can provide vendors with accurate information on what we as an agency have been doing throughout the campaign and how your property is performing against others.

✔ WIDER PROPERTY ADVERTISEMENT THEN ANY OTHER LOCAL AGENT

Check out where we advertise on the side bar to your right. Each property is exposed through numerous channels to ensure you achieve the best possible price.

✔ MORTGAGE CONSULTANT PROVIDING TRANSPARENCY

Once an offer has been submitted the prospective buyer will be required to speak to our team to ensure that the deal can progress as smoothly as possible. This ensures transparency and the necessary due diligence to make sure that the buyer's financial position is sound.

✔ DEDICATED IN HOUSE SALES PROGRESSION TEAM ENSURING QUICK COMPLETIONS

We employ a skilled in house sales progression team who specialise in this vital side of the process. Our progression team have an outstanding reputation for keeping deals moving forward and reaching a successful completion.

✔ LOCAL TEAM OF SOLICITORS

Once an offer has been accepted and a sale agreed the progress of that sale is kept in house and local. We have excellent relationships with local property conveyancers creating a smoother and less stressful sale.

Welcome to Oakwood Estates of Richings Park ————— Area Guide

Oakwood Estates of Richings Park is an established estate agent which carries its reputation through strong word of mouth in its close knit local community. A history of successfully selling and renting property within the SL0 area has firmly placed Oakwood Estates as the number 1 Estates Agent in the area. The team's willingness to go the extra mile is evident in the opening hours with valuations and accompanied viewings taking place 7 days a week.

The employees at Oakwood Estates have a passion for property which drives them to strive for customer satisfaction by accomplishing expectations. Due to the transparent systems at Oakwood Estates it's easy to follow progress on your property. Everything is documented and reported to Landlord and Vendors alike from viewings feedback, brochure hand outs, sales calls made, viewings booked and offers made. Some of the best testimonials we receive refer to the strong levels of communication people we receive. We work for our clients and keep them updated every step of the way.



SENIOR PROPERTY MANAGER'S VIEW POINT

My name is Charlie Aldridge and I am the Property Manager at Oakwood Estates covering all 6 Branches. I launched my Property Management career in 2002 and have extensive experience throughout all disciplines within this industry.

Property management is a real passion of mine and I strive to ensure all tenants and landlords are happy and are given excellent customer service at all times. Over the years my understanding of this business has got better and better and so my main piece of advice is to never over promise and under deliver. Working to this concept has allowed me to build trust and rapport within my portfolio of managed properties and being ARLA qualified assists me in providing accurate and reliable advice.



34 Bathurst Walk, Richings Park
Buckinghamshire SL0 9BH

01753 651260

richingspark.enquiries@oakwood-estates.co.uk



Grand Approach, Richings Park

From: £345,000

Exclusive selection of ten new luxury apartments located a short walk from the Iver Station (Crossrail 2019). A truly stunning array of apartments benefitting from spacious rooms throughout, secured gated parking, private gardens and balconies.

Richings Park - Tel: 01753 651260



Syke Cluan, Richings Park

£1,100,000

Five double bedroom/three bathroom detached family home, two further reception rooms. Set within 2842 square foot. Off street parking for 5 cars. 125ft rear garden. 0.2m walk from Crossrail 2019.

Will an extension or loft conversion add value to my home?

The short answer is a resounding 'YES'. Here are three good reasons to extend or convert...



1. VALUE

It is said that for every person who self builds there are 15 that add extensions to their homes. This is because adding an extension or loft conversion to your home can add 20% or more to the value of a property. It is by far the best investment that you can make in your home. Bigger, better space and extra rooms can make a house much more attractive to buyers.

2. SPACE

Extending your home can drastically improve your living space and you can easily benefit from a bigger property without the hassle of moving house. You will have more room for guests and extra space for day to day living. Another big benefit is increased storage. You can use the awkward angles in a loft conversion, for example, to store all kinds of things.

3. HARMONY

Psychological reports have shown that families that have more living space tend to be better harmonised. Extensions and loft conversions relieve family tensions; no waiting for the bathroom, more privacy for growing children, and more space in the home can remove day to day squabbles and give everybody in the house the room they need to relax and recharge.



Case Study - 5 Bed Luxury Family Home

...from a 3 bedroom, semi-detached house.



REASON FOR BUILD

A family of four, with two children under the age of four found that having extra space, along with additional bedrooms was a necessity.

WHY IDREAM DEVELOPMENTS?

The family were in need of a local, established and reliable development company, who they could put their trust in to build their dream home.

iDream Developments kept coming up through research online and word of mouth.

THE RESULT

A beautiful, 5 bedroom, 2 reception room, 4 bathroom family dream home.



“My passion is to turn people’s houses into their dream homes. I give my full attention to every inch of detail in my work, ensuring my clients are completely satisfied.”

Cham Sekhon, Founder of iDream Developments

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Oakwood Estates



Richings Way, Richings Park

£1,050,000

Recently extended and refurbished four double bedroom detached house set on a huge plot. 35ft kitchen-family room with u/f heating, Juliet balconies, three bathrooms integral garage, parking for seven cars.

Richings Park - Tel: 01753 651260



Richings Park, Buckinghamshire **£2,750 pcm**

Huge six bedroom detached house with three reception rooms and three bathrooms with a large driveway and spacious kitchen.

Richings Park
Tel: 01753 651260



Richings Park, Buckinghamshire **£1,750 pcm**

Semi detached new build located in the high desirable Richings Park Village within walking distance of Iver Station, benefitting from three bedrooms, garage and driveway parking.

Richings Park
Tel: 01753 651260

Introducing Sebastian Grebos Oakwood Estates in house photographer.

Seven years ago, when Jessops stores could still be found on the high street, I decided to purchase a digital camera as I had a genuine interest and an inner fascination with digital media. From that moment my interest and fascination grew to obsession.

Countless hours of exploration led me to a few important conclusions: Firstly, the camera body is not as important as the quality of the glass and the lens. Secondly, it takes years of practice to get the feel of what a good photo composition should look like. Knowledge of Photoshop or other editing software is a must.

On the other side of the interest spectrum has always been natural environment. Five years ago I decided to take on an Environmental Management and Technology course, which helped me to become a Domestic Energy Assessor. I have concluded that combining these two aspects of my interest gives me the edge over other assessors and photographers that only specialise in one or the other field.

In 2014 I joined a small property photography company in South London where I gained experience but after a while being driven by the urge to explore photography at deeper levels I decided to join Oakwood Estates.

Oakwood Estates has offered me what I was looking for, new challenges as well as freedom to progress in the direction I feel I want to go. I have been given the right tools and time to polish my skills even further. This allows me to materialize the essence of successful marketing where image plays a crucial role in helping buyers and sellers, vendors and landlords to achieve their goals and dreams and give me satisfaction and fulfilment in the role I play in the company.



Oakwood Estates of Burnham are perfectly placed to assist you with all your property needs. With offices also in Richings Park, Iver, Old Windsor, West Drayton and Datchet Oakwood Estates are proud to be opening their sixth office in this popular area, enabling us to further complement our services on and around the Crossrail line. We are now able to add this area and its surroundings to our extensive coverage.

Burnham is a large village nestled to the North of the River Thames between Taplow and Cippenham. It offers a quaint high street with local suppliers for your daily needs and a weekly market every Wednesday. Nearby the towns of Windsor, Maidenhead and Beaconsfield offer a wider range of shopping facilities. Burnham is well served with a variety of local primary and secondary schools, including Burnham Grammar school. Transport links are on your doorstep with easy access to the M4/M25 and M40 as well as the impending arrival of Crossrail due in December 2019.



John Lee
Branch Manager

BURNHAM MANAGER'S VIEW POINT

My name is John Lee and I am the Branch Manager for Oakwood Estates Burnham Office. I have over 20 years' experience of running local estate agencies. During this time I have specialised in the Burnham, Slough, Maidenhead and Marlow markets so I am well placed to advise on all sales related matters in the local area.

I live in Burnham and am keen to bring the Oakwood brand into the Village and offer our premium service to local residents and the surrounding areas. We offer a dynamic and forward approach to the marketing of property, whether sales or lettings, using the latest technology, whilst keeping to traditional values and an honest approach.



39 High Street, Burnham
Buckinghamshire SL1 7JD

01628 367535

burnham.enquiries@oakwood-estates.co.uk



Maidenhead, Berkshire

£1,250,000

This five bedroom detached residence is set on a large plot and within secluded grounds on a prestigious private drive. The property offers plenty of potential for further development (STP).

Burnham - Tel: 01628 367 535



We are a family run business and have worked in partnership with Oakwood Estates supporting them and their clients for the past 7 years as their main/preferred contractor.

Providing the following services, but not limited to:

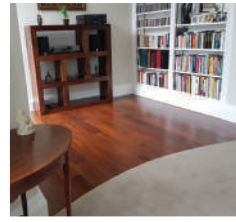
- ✓ General Plumbing Work ✓ Boiler/Gas Work ✓ Gas Safety Certification
- ✓ Boiler Installation ✓ General Electrical Work ✓ Window/Door Replacement
- ✓ Painting/Decorating ✓ Flooring - Carpet, Vinyl, Laminate etc
- ✓ General Gardening Work ✓ Fencing ✓ Driveways ✓ General Building
- ✓ End of Tenancy Professional Cleaning ✓ Refuse / Furniture removal
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- ✓ Full Kitchen & Bathroom renewals including design with graphics

All our tradesman are fully qualified in their area of expertise.

Please call us for a friendly chat regarding any major or small Property Maintenance issue you may have.

01753 267042
fordpm@hotmail.co.uk

FORDS PROPERTY MAINTENANCE



Sovereign Carpets

(Burnham) Limited

"Simply More Affordable"

We are a family run carpet and flooring specialist in Burnham, serving Buckinghamshire, Berkshire and the surrounding areas.

We pride ourselves on providing hassle-free, professional and affordable flooring with over 30 years trading experience.

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Flooring solutions to suit your budget.

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Contact us on: **01628 668174 or 07801 610479**

E-mail: Peternoble@Sovereigncarpetsburnham.co.uk

www.sovereigncarpetsburnham.co.uk



Energy Performance Certificates

Energy Performance Certificates (EPCs) are needed whenever a property is: • Built • Sold • Rented

You must order an EPC for potential buyers and tenants before you market your property to sell or rent. An EPC contains:

- Information about a property's energy use and typical energy costs
- Recommendations about how to reduce energy use and save money

An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and it is valid for 10 years. How to get an EPC

You'll need to find an accredited assessor if you're selling or renting out your home.

They'll assess your property and produce the certificate.

You can be fined if you don't get an EPC when you need one.

The person selling the house, the landlord or the letting agent must show you the EPC if you're buying or renting.

Buildings that don't need an EPC:

- Places of worship
- Temporary buildings that will be used for less than 2 years
- Stand-alone buildings with total useful floor space of less than 50 square metres
- Industrial sites, workshops and non-residential agricultural buildings that don't use a lot of energy
- Some buildings that are due to be demolished
- Holiday accommodation that's rented out for less than 4 months a year or is let under a licence to occupy
- Listed buildings - you should get advice from your local authority conservation officer if the work would alter the building's character
- Residential buildings intended to be used less than 4 months a year

See other properties' EPCs

You can look at the EPCs of other properties free of charge. This lets you compare your home's energy performance with that of similar homes. You can search by the property's address or by the EPC's report reference number.

You can opt out of the EPC register if you don't want other people to be able to see your EPC.

Book your EPC online now www.oakwood-estates.co.uk

LOCATION, LOCATION, LOCATION

Burnham - Oakwood Estates most recently opened branch is situated on the high street of Burnham village.

Burnham is a large village and civil parish that lies north of the River Thames in the South Bucks District of Buckinghamshire, on the boundary with Berkshire, between the towns of Maidenhead and Slough, about 23 miles west of Charing Cross, London. It is served by Burnham railway station in the west of Slough on the main line between London Paddington and Reading. The M4 motorway passes through the south of the parish.

Burnham was once a very important village. The road from London to Bath (now the A4) passed through the extensive parish of Burnham and as a result, in 1271, a Royal charter was granted to hold a market and an annual fair. However, when the bridge crossing the Thames in Maidenhead opened, the road was diverted away from Burnham, which fell into relative decline. The market was then transferred to Maidenhead.

Today the village is nearly contiguous with west Slough, though green-buffed by parkland. At the 2011 census the civil parish had a population of 11,630 and Burnham is the traditional village nucleus.

Parish Church - The Church of England parish church of Saint Peter dates in part from the 12th century but has been substantially expanded, refurbished and altered, with major restorations in 1863–64 and 1891 and the construction of the Cornerstone Centre in 1986.

Burnham Abbey - In 1265 a Benedictine women's abbey was founded near the village by Richard, Earl of Cornwall. The community was dispersed under King Henry VIII in the Dissolution of the Monasteries. Since 1916, a contemplative order of Church of England Augustinian nuns has been based in the restored remains of the original abbey.



The parish of Burnham included a number of communities: in the 18th century the liberties assessed for the poor rate were Burnham Town, East Burnham, Boveney, Britwell, Cippenham and Wood. Boveney became a separate civil parish in 1866, Cippenham was transferred to Slough in 1930 and therefore became part of Berkshire in 1974. Britwell was transferred to the borough of Slough and to Berkshire in 1974.

The current civil parish now includes Lent Rise, Rose Hill, East Burnham, Hitcham, Littleworth and Littleworth Common.

Datchet - Oakwood Estates original branch sits in the well-known picturesque village in close proximity of Windsor. There is evidence of people living in the area which become Datchet shortly after the end of the last ice age, between 10,000 and 6,500 years ago, and of a multi-period settlement at Southlea from the Neolithic to late Roman periods (Datchet Village Society report: plus Vol II) An excavation at Riding Court, a Manorial sub-division of Datchet, has revealed a monument complex that included a cursus, ring ditches, oval barrows and causewayed enclosures. The monuments had developed alongside the Thames, one of the great rivers of Britain that acted as both a barrier, gateway and routeway to other regions. The 2017 investigations at Riding Court Farm have provided evidence for Early Neolithic activity (4000–3350 BC) with the discovery of a previously unknown causewayed enclosure.

Datchet is first mentioned between 990 and 994, when King Ethelred made small grants of land here. Datchet Manor is in Domesday Book (1085–86) when it was held by Giles de Pinkney. In 1150, the church already existed in Datchet and the Pinkney family sold it to the abbey of St Albans, Hertfordshire. As such the Abbot became rector as impropriator of the parish and had the right to appoint vicars.

There was a ferry at Datchet which provided a shorter route from London to Windsor Castle and was frequently used by royalty. In 1249, Henry III

gave a great oak from his Windsor forest to make a barge for passage from Windsor to Datchet. In 1350, Edward III gave Datchet Church as part of the endowment of his new church and college of St George at Windsor Castle. On the Dissolution of the monasteries, the Crown confiscated the rectory, which was sold by Parliament in 1659 to William Stanbridge and Thomas Roberts. In 1641, Charles I sold the manorial house and estate of Riding Court to William Wheeler, then it was sold out of the Wheeler estates, and, after passing through various hands, was finally conveyed to John, Second Duke of Montagu in 1742, and therefore once more came under the same ownership as Datchet Manor. After the death in 1790 of his son-in-law, George Earl of Cardigan, created Duke of Montagu in 1766, the Manors passed to the latter's daughter Elizabeth wife of Henry third Duke of Buccleugh. From 1802 title followed the same descent as Datchet and Ditton in Stoke Poges, and the manorial rights were vested in John Walter Edward, second Lord Montagu of Beaulieu, until recently transferred to David Mapley, the current owner.

In the 17th century, traffic went to London via Horton. Horton Road began to be built up and extended by the wealthy next to the hovels of the poor. There were isolated cases of plague in Datchet before and after the great plague of London. An unsubstantiated story is that Charles II kept his mistress Nell Gwynne at Old Bridge House in Datchet. (There is absolutely no evidence for this story.)

In 1706, the ferry that carried traffic across the Thames through Datchet was replaced by Datchet Bridge. The crossing was replaced three times until it was finally demolished in 1851 as part of re-routing roads and bridges when the LSWR Company's line was built from Richmond to Windsor. Traffic between Old Windsor and Datchet now uses a southerly route along Southlea Road and crossing Albert Bridge, while a new Windsor Road was built from Datchet riverside and crossing the new Victoria Bridge.

In 1742, John Montagu, 2nd Duke of Montagu bought Datchet manor, and his family owned it until at least 1925; at one point it was owned by the head of the influential Montagu-Douglas-Scott family, Henry Scott, 3rd Duke of Buccleuch.

In 1790, a workhouse was built in Holmlea Road and in 1820 an almshouse belonging to the workhouse was turned into a shop. In 1848, the first train went through Datchet to Windsor and by 1860 Datchet Common's beer house, The Plough, was in existence. In 1886, Datchet was described as having been known as Black Datchet in the early 1800s because of a large number of bad characters living there, and that Aylesbury County Jail had one building known as the 'Datchet Wing' filled mostly with poachers, for which there is good evidence.

From 1911 to 1914, cars were made at workshops at the end of Holmlea Road; Lord Montagu was the landlord. In 1911, Sir Thomas Sopwith landed his light aircraft in Datchet eight years after the first flight in the USA by Orville Wright.

Windsor Guards polo grounds in Horton were where the Queen Mother Reservoir now stands.

In 1931, the Pavilion club was built on Datchet riverside. Dame Vera Lynn sang here and the 'London Set' socialised here. Edward VIII and Mrs Simpson had secret meetings here.

Iver - Oakwood Estates Iver office is one of their largest branches covering Iver Heath and surrounding areas.

London is 17 miles (30 km) to the east. Local woods, lakes and land by the Grand Union Canal form part of the 43-square-mile Colne Valley regional park. Most of the open land is classified as Metropolitan Green Belt.



To the west of Iver are Wexham and Langley. One small part of the Richings



Park neighbourhood, Thorney, is east of the M25 motorway, the name given to the M4 Thorney Interchange. North of Iver is the M40 motorway, while to the south are the M4 motorway and Colnbrook. The Great Western Main line also passes through Iver. Richings Park and Thorney are less than 0.5 miles (0.80 km) from Iver railway station. Uxbridge tube station is the nearest station to Iver Heath.

The M40 and M25 are in cuttings north and north-west of Iver Heath, while the M25 is on an embankment 300m from Iver village centre.

Two significant employers in the parish are the Ridgeway trading and warehousing estate and Pinewood Studios.

Iver village on the Uxbridge to Langley road has a pre-Domesday foundation and Neolithic pottery fragments and other artefacts have been discovered. The village church has shards of a Saxon window, and elements dating from the 15th century, 16th century and 17th century can be seen. The village has numerous houses from the 16th and 17th centuries.

Iver Heath is the location of Heatherden Hall, a Victorian estate with spectacular grounds. It was purchased by Lt. Col. Grant Morden, a Canadian financier, who transformed the mansion by adding a huge ballroom and Turkish bath. During the 1930s it became a retreat and private meeting place for politicians and diplomats. The agreement to form the Irish Free State was signed at Heatherden Hall. The Church of St Margaret was built in 1862. Iver Heath itself is centred on a triangle of roads. The village post office is on the Slough Road to the south, while a parade of shops used to be found along Church Road to the north. Slough Road and Church Road are connected by Bangors Road North to the east.

Old Windsor - The name originates from old English Windles-ore, Windlesora, or winch by the riverside. The village was originally called Windsor, until the (now larger) town of New Windsor, 3 miles (5 km) from the village, assumed the name. Windsor is first mentioned in the Anglo-Saxon Chronicle.



Old Windsor was once the site of an important palace of the Saxon Kings. The settlement is documented as a defended royal manor in Edward the Confessor's time, but archaeological evidence suggests royal connections had existed since at least the 9th century. Edward gave the manor to the Abbot of Westminster in 1066, but it was soon taken back into royal possession by William the Conqueror. Old Windsor was popular with the monarch because of its convenient location; near to the river for transport and Windsor Forest for hunting. Old Windsor was also an early minster location and market, probably associated with a lock, and important riverside mill complex. The Saxon palace was eventually superseded by the Norman Windsor Castle, at 'New' Windsor. The medieval manor house, however, became a popular royal hunting lodge while the castle was still a fortress rather than a comfortable residence.

At the southern end of the village, is the historic Beaumont Estate. First mention of the estate is recorded around the year 1300, when the estate, and much of the surrounding area was under the ownership of Hugo de Remenham. The estate was, at the time, known as Remenham, and occupied a larger area that it does now, stretching all the way down to the river, and including the historic pub, the Bells of Ouzeley. After changing hands a few times, the estate was bought by Henry Frederick Tynne who had the house redesigned in 1705 by architect James Gibbs, renamed it Bowman's Lodge. The estate was acquired in the mid-eighteenth century by Sophia, Duchess of Kent. In 1751 the estate was bought by the Duke of Roxburghe for his son, the Marquis of Beaumont, who renamed it Beaumont Lodge. It was bought in 1786 by Warren Hastings, the first Governor-General of India, and most notable resident of the estate, for £12,000. In 1790, the owner Henry Griffith had Windsorian architect Henry Emlyn rebuild, and modify the house. The estate was sold in 1805 for £14,000 to Viscount Ashbrook, a friend of George IV. After the Viscount's death in 1846, the Bells of Ouzeley

pub was sold by his widow, and in 1854, she sold the estate to the Society of Jesus, who used it as Beaumont College. In 1861 it became the St. Stanislaus College, Beaumont; a Catholic boarding school for boys. In 1967, the school closed, and moved to merge with Stonyhurst College, in Lancashire. The estate was subsequently bought by the computer company ICL, and then by Hayley Conference Centres, in 2003.

A chapel at Beaumont is said to be the inspiration for the chapel in Evelyn Waugh's *Brideshead Revisited*. Waugh spent time in Windsor, whilst in the armed forces.

Richings Park was once the estate of Lord Bathurst. Richings Park mansion, very briefly the home of RAF Bomber Command, was destroyed during World War II, and its site is now a residential area with its own shopping facilities. The cellars of the house are still visible in fields now overlooking the M4. Richings park links under Iver but actually boasts its own community, social status and events.

West Drayton is a suburban town in the London Borough of Hillingdon, England with a station on the Great Western main line from London Paddington. It was part of the Yiewsley and West Drayton Urban District of Middlesex, which became part of Greater London in 1965. The settlement is centred close to the Colne Valley regional park 2 1/2 miles (4 km) north (and north-west respectively) of terminals 5 and 1 to 3 of London's largest airport.

Traditionally West Drayton covers 3.4 square kilometres (1.3 sq mi) and currently the electoral ward, drawn for fair representation by three members of the Council, containing the name is similarly sized, however the post town is much larger and takes in Yiewsley on the north side of the railway line as well as Harmondsworth and Sipson to the south.

Living in the ward were 14,370 people according to the 2011 Census, the vast majority of the housing is mid-20th century. In 1901 the population of the civil parish was 984.

The London Borough of Hillingdon is split by the Great Western Railway and the Grand Union Canal, both of which run east-west. West Drayton is generally south of this divide and Yiewsley to the north. It is northwest of junction 4 of the M4 motorway (Heathrow Airport spur), which intersects with the A408 (for Stockley Business Park), north for Uxbridge, and it terminates south at Heathrow Airport itself. The nearby A3044 goes through Harmondsworth to the south.

West Drayton railway station provides rail links on the First Great Western service from Paddington station in London to Reading and Bristol. There is a Primary School. The local secondary school is Stockley Academy on Falling Lane. The former Evelyns Community School was demolished in order to make way for the Academy. West Drayton has at its heart in the west of the parish a conservation area, The Green, along which are many buildings protected under UK law by grade II and II* listing — residential and commercial.

In 1939 the area was known as Draegtun. Tun/ton is cognate with the later form town, but originally implied any kind of farmstead of more than one family. Dray is cognate with draught (as in draft horse/a dray) implying a portage/slope used for dragging loads, or simply notable use of the dragged plough, quite possibly given about 13 other examples in England simply land under till. It is recorded as Draitone in the 1086 Domesday Book, and as Westdrayton in 1465. In the 1086 Domesday Book, West Drayton was assessed at ten hides with land suitable for six ploughs. The former RAF West Drayton was host to a military air traffic control (ATC) centre co-located with the civil London Area and Terminal Control Centre (LATCC), but these functions have been relocated to Swanwick, with the last ATC functions ending in January 2008.

The site was redeveloped for housing.



Oakwood Estates



Burnham, Buckinghamshire

£450,000

Set in a small development close to Burnham grammar school is this well presented, three bedroom extended end of terrace property, which boasts flexible space to suit modern family living.

Burnham
Tel: 01628 367535



Cippenham, Berkshire

£399,950

This three bedroom semi-detached property is set in cul de sac location. The property has been refurbished by its current owner and is in excellent decorative order with the potential to extend (STP).

Burnham
Tel: 01628 367535



Taplow, Buckinghamshire

£374,950

Set on a quiet no through road, this well presented, three bedroom property boasts flexible space to suit modern family living.

Burnham
Tel: 01628 367535

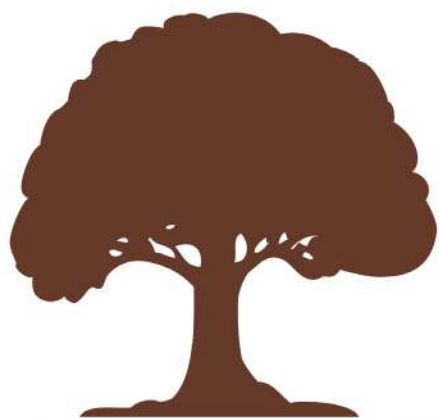


Slough, Berkshire

£265,000

This two double bedroom top floor apartment is conveniently located in Burnham, offering a perfect investment for landlords and a great first step for first time buyers.

Burnham
Tel: 01628 367535



Oakwood
Estates

*“Your property,
our priority”*

Welcome to Oakwood Estates of Old Windsor ————— Area Guide

Oakwood Estates of Old Windsor is the largest estate agency in the local area and has a real commitment to assist the local community. A proportion of the yearly office budget is put aside to support local schools, sports teams and businesses. Oakwood Estates sponsor the Old Windsor Tigers FC and do extensive work with Old Windsor schools including; Kings Court First School, St Peters C of E Middle School, Old Windsor Pre School.

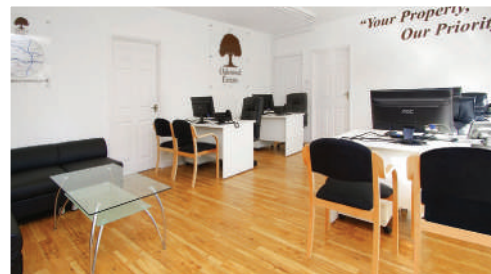
We are a key pillar within the community and are in the forefront of the property market. Each estate agent is expected to have a strong knowledge of not only the area in which they operate but each individual property on the market. It's a key part of the role and the Old Windsor team take pride in the standards they uphold. The Old Windsor office has gone from strength to strength which can be measured through its conversion rate and speed by which properties have been sold or rented following instruction.

OLD WINDSOR MANAGER'S VIEWPOINT

My name is Timothy Halls and I am the Lettings Manager at Oakwood Estates and based in the Old Windsor Branch. I have lived in Berkshire for the last 27 Years and have a wealth of experience within the rentals market. I have a B.A Honours degree in marketing which has been useful in identifying new marketing avenues and generating relationships with local blue chip companies for long term corporate lets.



When I speak to people that have had dealings with other estate agents I find that one of their main gripe is poor communication. However, with our systems and meticulous training our clients can look forward to a solid service with communication taking place through phone, text, email and letter on a daily to weekly basis depending on requirement.



42 St Lukes Road, Old Windsor
Berkshire SL4 2QQ

01753 314141

windsor.enquiries@oakwood-estates.co.uk



Old Windsor, Berkshire

£420,000

This two/three bedroom Victorian terraced home is situated right in the heart of Old Windsor and within a short walk of its amenities and transport links into Central Windsor.

Old Windsor - Tel: 01743 314141



The Buying Process - Buying Your Home

Step 1 After agreeing terms of purchase with Estate Agent instruct Solicitor to act.

Step 2 The buyer pays his solicitor monies for searches so that these can be submitted as soon as the draft contract is received.

Step 3 The buyer's mortgage survey takes place plus any further survey that the buyer has requested to be carried out.

Step 4 When the draft contract is received the buyer's solicitor will check the copies of the title deeds received, the property information forms, (plus if leasehold, a copy of the lease and leasehold information) and raise any enquiries on the paperwork with the seller's solicitors that appear necessary.

Step 5 The buyer's solicitor will raise searches using the plans attached to the deeds.

Step 6 The buyer's solicitor will receive the results of the searches that he has carried out against the property and raise any further questions of the seller that the results may require.

Step 7 The buyer and the buyer's solicitor will both receive copies of any mortgage offer being obtained by the buyer.

Step 8 The buyer's solicitor will prepare a written report to the buyer on the property based on the searches, deeds and replies to enquiries received. This explains in clear non technical language the important legal aspects of the title and other matters relating to the property.

Step 9 The buyer then signs the contract and pays his solicitor the deposit monies, normally 10% of the

purchase price. Although often a lesser deposit will be acceptable, particularly if you are obtaining a mortgage of more than 90% of the purchase price. If you are selling and buying at the same time, usually your seller will accept the same deposit on your purchase as you receive on your sale and you should not, when buying and selling, therefore, need to pay any deposit. Any deposit you do pay is, of course, credited to you when the final accounts are prepared.

Step 10 The solicitors exchange contracts fixing a moving date and making the sale of the property legally binding on both parties.

Step 11 The buyer's solicitor notifies the buyer's mortgage company (if any) of a completion date.

Step 12 The buyer's solicitor prepares a financial statement showing the monies required from the buyer to be able to complete the purchase of the property.

Step 13 The seller and the buyer organise practical arrangements such as removals in readiness for completion.

Step 14 The buyer puts his solicitor in funds to be able to pay for the property plus his solicitor's fees and disbursements (stamp duty, land registry fees, etc.).

Step 15 The buyer's monies (and mortgage monies if appropriate) are received by the buyer's solicitor and the balance of the purchase price is remitted electronically to the seller's solicitor.

Step 16 The buyer collects the keys and moves into the property.



Oakwood Estates



Old Windsor, Berkshire

£745,000

This four bedroom detached family home is situated within the charming village of Old Windsor and within a short walk of local amenities, schools and transport links into Central Windsor and Staines.

Old Windsor - Tel: 01753 314141



Old Windsor, Berkshire

£699,950

An immaculately presented four bedroom character home which provides flexible and spacious living arrangements and is set over three floors having been converted by the current owners.



Oakwood Estates



Old Windsor, Berkshire

£1,750 PCM

Stylish and Modern Four Bedroom Semi Detached House with a modern open plan layout, integrated garage and driveway parking for three cars.

Old Windsor
Tel: 01753 783942



Old Windsor, Berkshire

£1,450 PCM

Well presented family home located in the popular village of Old Windsor, boasting three bedrooms and two reception rooms with a driveway and garage.

Old Windsor
Tel: 01753 783 942



Windsor, Berkshire

£1,295 PCM

Newly renovated three bedroom end of terrace house with two reception rooms and driveway parking located within minutes walk from local amenities.

Old Windsor
Tel: 01753 783942



Old Windsor, Berkshire

£1,275 PCM

A newly decorated end of terrace house located in the prestigious Old Windsor Village, boasting two double bedrooms, a huge garden and driveway parking.

Old Windsor
Tel: 01753 783 942



The Lettings Process

Step 1 - Register your interest

The first step is to register with us either by calling us or registering on our website where you can share your property requirements with one of our dedicated lettings consultants.

Step 2 - The search begins

With a clear understanding of your requirements you will receive a selection of properties that match your criteria. In order to secure a property, we recommend an early viewing.

Step 3 - Accompanied viewings

We are open at times to suit you, convenient for viewing after work and at weekends. A large number of our viewings are carried out during evenings and weekends. Our phone lines are open 9.00am to 8.00pm 7 days a week.

Step 4 - Reservation deposit

In order for us to take your desired property off the market you will need to put down a £500 non refundable reservation deposit. This will prevent any other applicants viewing the property and will mean that the property will be yours providing you pass referencing.

Step 5 - Referencing

Once you've identified a suitable property and supplied us with details of referees, references will be applied for and your information will be

forwarded the referencing company for acceptance. We will also require Identification at this stage and other personal information maybe required in order for the referencing process to go as smoothly as possible. To note the administration fees are £150 plus VAT per adult tenant. These fees cover preparing the tenancy, managing the referencing process and conducting a pre-inspection prior to you moving in to the property. If you require a guarantor then there will be an additional cost of £75 plus VAT for each guarantor.

Step 6 - Rental paperwork

Once the landlord confirms that they would like to proceed we will draw up the relevant paperwork, forming an agreement to be signed by both parties.

Step 7 - Rent and deposit

An advance rental payment is required prior to the commencement of the tenancy. A rental deposit is also required from the tenant. This will be reimbursed to you at the end of the tenancy, subject to the details of your agreement and the findings of the inventory check-out report. As per recent legislation, where relevant, your deposit will be held by a third party as part of the DPS (Deposit Protection Scheme).

Step 8 - Completion

Congratulations, keys are now handed over and you can move in to your new home!

Welcome to Oakwood Estates of West Drayton ————— Area Guide

Oakwood Estates of West Drayton are perfectly placed to assist you with your property needs. With offices also in Iver, Old Windsor, Burnham and Datchet Oakwood Estates are the largest family business in the local area. As an award winning establishment our main aim is provide a high level of customer service and a positively unique experience. We constantly review feedback in order to make sure we are staying on top of our game.

West Drayton provides an exciting platform to operate within. One of the fastest changing areas in the South undergoing severe price increases this is a fantastic area to invest in. Vast amounts of regeneration and building work can be seen throughout the area. Cross-rail has been one of the main changes to be seen in West Drayton which will provide people access in to central London in a matter of minutes. For this reason it is known as a commuter town and is an ideal place to live and to also to invest with its numerous motorways, train and bus links.

WEST DRAYTON TEAM VIEWPOINT

My name is Robert Niewiadowski and I am the Branch Manager for Oakwood Estates West Drayton branch. With over 28 years of estate agency experience and many years working in West Drayton and the areas around, I can offer you sound, professional advice for all things related to property sales. My goal is to ensure that Oakwood Estates offer accessible, professional, friendly and the best possible service whether selling or letting property.



We offer a dynamic and forward approach to the marketing of property, whether sales or lettings, using the latest technology, whilst keeping to traditional values and an honest approach. My aim is to ensure that anyone using us for their property needs, receives a service second to none and be the no1 choice, whether selling or letting your property.



44 Station Road, West Drayton
Middlesex UB7 7DD

01895 540027

westdrayton.enquiries@oakwood-estates.co.uk



Uxbridge, Middlesex

£580,000

NEWLY RENOVATED! Four bedroom semi-detached house situated within easy reach of the Cowley High Road, 20ft reception room, 20ft granite kitchen, 1 bath/1 ensuite, downstairs WC, LARGE GARDEN, NO CHAIN.

West Drayton - Tel: 01895 540028



West Drayton, Middlesex

£500,000

An exquisite four double bedroom detached family residence ABUTTING THE RIVER FRAY offering a STUNNING FITTED KITCHEN, lounge, dining room, SPACIOUS CONSERVATORY, a five piece family bathroom suite, downstairs guest cloakroom, a block paved gated driveway leading to a TANDEM DOUBLE GARAGE with RIVER Frontage to the rear garden.



Oakwood Estates



West Drayton, Middlesex

£500,000

EXTENDED three bedroom semi-detached house situated for access to Heathrow and West Drayton station, 2 RECEPTIONS, 17FT GRANITE KITCHEN/BREAKFAST ROOM, 2 bathrooms, 16ft playroom, 17ft loft space, garden with OUTBUILDING/PLAYROOM,

West Drayton

Tel: 01895 540028



West Drayton, Middlesex

£440,000

An EXTENDED three bedroom semi-detached family home situated in this CONVENIENT LOCATION only 0.8 of a mile from WEST DRAYTON train station the property is BEAUTIFULLY PRESENTED and parking.

West Drayton

Tel: 01895 540018



Harmondsworth, Middlesex

£375,000

SUPERBLY PRESENTED! Two bedroom terraced house situated in a private MEWS STYLE DEVELOPMENT in POPULAR VILLAGE location, 21FT LOUNGE/DINING ROOM, separate re-fitted kitchen, master bed with fitted wardrobe, rear garden.

West Drayton

Tel: 01895 540028



West Drayton, Middlesex

£350,000

Two double bedroom/Two bathroom ground floor apartment built in 2015 with 34ft wide private GARDEN TERRACE, just 0.6 miles from High St and Station, superb order, open plan kitchen/lounge, parking.

West Drayton

Tel: 01895 540028



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WILL A LOFT CONVERSION ADD VALUE TO MY HOME?

Many families are finding themselves in the situation where they need more living space as their families are growing.

As a solution, people are starting to build upwards, converting lofts into suitable areas for habitation. It's not just expanding families exploring the loft conversion route, but also developers, in the hope of adding value to a property.

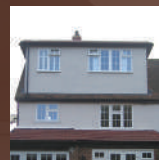
Opening up your loft can be a brilliant way to add both space and value to your home. What's encouraging is that it's a trend even the most modest of houses can tap into – fusing style and extra square footage without the hassle of having to dig down into the basement.

Planning your loft conversion can be a little daunting. It's not something many of us are too knowledgeable about and all the stages and regulations need to be carefully thought through.

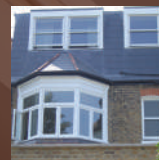
According to the Royal Institution of Chartered Surveyors (RICS), the cost of the average loft conversion equates to one third of the cost of moving to a property with an extra room and the addition of a loft room can increase the value of your home by up to 25%.

TYPES OF LOFT CONVERSIONS

There are several types of loft conversions and the chosen type for your home will be dependent on factors such as planning permission, house type, conservation areas, budget, roof height and available space. The main types of loft conversions are listed below and it is important to consider that these can be adapted and made bespoke to suit your home.



Rear Dormer



Mansard



Hip to Gable



Velux

Loft Conversion Checklist

- Is your loft big enough?
- Is there sufficient head height?
- Planning permission or Certificate of Lawfulness
- Get the best quote from a trusted company and check reviews
- Meet the regulations
- Make the conversion a part of the house
- Prepare for a little disruption
- Enjoy adding value



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£1,750 PCM

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Hillingdon, Middlesex

£1,600 PCM

Newly renovated semi detached house with an extended living area, three bedrooms and modern kitchen with a large rear garden within walk distance of Hillingdon Hospital.

West Drayton
Tel: 01895 540029



West Drayton, Middlesex

£1,600 PCM

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West Drayton, Middlesex

£1,450 PCM

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Making a Will helps your family or friends to sort everything out when you die – without a will the process can be more time consuming and extremely stressful.

If you don't write a will, everything you own will be shared out in a standard way defined by the law – which isn't always the way you might want.

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