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7 Wood Lane, Iver Heath, Iver, Buckinghamshire. SL0 0LQ.

£1,650,000 Freehold



A chance to purchase a substantial six bedroom, three reception detached family home situated in one of Iver Heath's premier locations - Wood Lane.

The property also has further scope to extend at the side and rear, plus possible rear access (all subject to usual consents).

Ground floor accommodation features an large hallway, a WC, kitchen/breakfast room (13'10x12'11), family room (13'10x11'11), dining room (22'6x11'10), reception room (22'6x15'8), Utility room (9'9x7'2) and the sixth bedroom (16'2x8'11) with an ensuite.

The first floor accommodation consist of the large master bedroom (19'3x15'8) with Walk-In-Wardrobe (12'9x11'10) and ensuite. Bedroom two (13'11x12'5), Bedroom three (11'9x9'11) bedroom five (8'8x7'9) and a family bathroom (10'2x6').

The second floor consists of storage space on the landing and bedroom four at (16'2x9')

Overall this property is highly presented throughout with a modern and homely touch, it is perfect for families.

The rear garden features a large heated pool, an outbuilding with garage and office. Also a pool house with Sauna. It is presented well with lawn and patio areas.

#### TRANSPORT

Iver 4 miles (Great Western Line: London Paddington 31 mins) - Gerrards Cross 4 miles (Chiltern Line: London Marylebone 25 mins) - Uxbridge 3.2 miles (Metropolitan Line: London Baker Street 38 mins) - M25 (J16)/M40 (J1A) 4 miles - London Heathrow 8.5 miles - Central





London 20 miles (Distances and times are approximate)

## SITUATION

Wood Lane Close is situated within sought after Iver Heath, famed for being the home of Pinewood Studios and a range of schools, recreational facilities and local shopping amenities. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Buckinghamshire is renowned for its education system, with an excellent choice of state and independent schools, including Dr Challoners High School for Girls and Dr Challoners Grammar School for Boys. The area is well served for sporting facilities with The Buckinghamshire, Stoke Park, Gerrards Cross and Denham Golf Courses within the area. Lawn tennis is available at Gerrards Cross and Beaconsfield. Horse racing can be found at Windsor, Sandown and Kempton Race Courses. The beautiful surrounding countryside including Black Park and Langley Park has an excellent network of footpaths and bridleways.



### Important Notice

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