













Introducing an exquisite semi-detached property brought to you by Oakwood Estates. This stunning residence boasts four bedrooms, three reception rooms, and two bathrooms, ensuring ample space for luxurious living. The added advantage of a gated driveway, accommodating at least four vehicles, enhances convenience and security. Furthermore, the detached garage presents an excellent opportunity for conversion into a home office or gym, catering to your specific needs. Situated on a country lane, this property offers tranquillity and privacy, away from the main road. The sizable south-facing rear garden provides a picturesque view of the adjacent fields, inviting you to relax and unwind in a serene environment. Convenience is key, with Langley Train Station (Crossrail/Elizabeth Line) just a short 0.72-mile stroll away, offering easy access to transportation links and connectivity. Prepare to be captivated by this exceptional property, perfectly blending elegance, practicality, and a desirable location.

Upon entering the property through the entrance hallway, you'll notice plenty of natural light streaming in from the window overlooking the side aspect. The first floor can be accessed via the staircase, you'll find doors leading to various rooms including the reception room, kitchen, WC, and adorned with elegant Oak flooring. The reception room is generously proportioned and boasts a large bay window offering a delightful view of the front aspect. Pendant lighting adds a touch of sophistication, while a feature fireplace becomes a focal point of the room. With ample space for living room furniture and wooden flooring throughout, this room seamlessly connects to the dining room through an opening. The dining room, also spacious, presents an ideal setting for hosting family meals and gatherings, featuring pendant lighting, sufficient room for a dining table and chairs, and the continuation of the elegant Oak flooring. An Oak bi-folding doors opening from the dining room leads to the reception room. Upon entering the kitchen/reception room, you'll be greeted by an abundance of natural light cascading through the Velux windows. The reception area boasts French doors and a single door opening to the rear garden, creating a seamless connection between indoor and outdoor spaces. There is ample space for a breakfast table and chairs or cosy sofas, allowing for versatile usage. The larger-than-average kitchen area, with a window overlooking the side aspect, showcases a combination of wall-mounted and base-shaker kitchen units. Ample Stone worktop surfaces provide convenience, while the integrated oven, grill, microwave, gas hob with an extractor fan above, sink with mixer tap, and integrated fridge freezer cater to your culinary needs. Tiled flooring completes the stylish look. Conveniently located on the ground floor, the WC features a window overlooking the side aspect and includes a handwash basin with a mixer tap, as well as a low-level WC.


Moving up to the first floor, you'll find three bedrooms and a family bathroom. Bedroom two impresses with its spaciousness and offers a captivating view of the rear garden and the field beyond. Pendant lighting adds a touch of ambience, while there is ample room for a king-size bed and bedside tables. Built-in wardrobes provide practical storage, and the room is carpeted for added comfort. Bedroom three, also of good size, features a window overlooking the front aspect, offering natural light. It provides enough space for a double bed and bedside tables, along with a built-in wardrobe. Bedroom four is currently set up as an office, this room can easily be transformed into a single bedroom with plenty of room for a full-size single bed and bedside table. The family bathroom is fully tiled and boasts a window overlooking the rear aspect. It offers a comfortable bathing experience with a bath equipped with a shower attachment. Other features include a handwash basin with a mixer tap and a low-level WC.

Ascending to the second floor, you'll discover the primary bedroom, which offers a peaceful retreat. Velux windows provide natural light and a charming view of the front aspect, while a Juliet balcony overlooks the rear garden and the captivating field beyond. This room accommodates a king-size bed and bedside tables, and a built-in wardrobe ensures ample storage. The en-suite shower room is tastefully tiled and features a handwash basin with a mixer tap and a vanity unit below, a low-level WC, a heated towel rail, and a convenient shower cubicle. Adjacent to the primary bedroom there is also a useful office space, which could be converted into a walk-in wardrobe.


Property Information


-  **FREEHOLD**
-  **FOUR BEDROOMS**
-  **THREE RECEPTIONS**
-  **GATED DRIVEWAY FOR 4 CARS**
-  **EXTENDED**
-  **COUNCIL TAX BAND E (£2,527 P/YR)**
-  **TWO BATHROOMS**
-  **GARAGE**
-  **100FT (APPROX.) REAR GARDEN**
-  **0.72 MILES TO LANGLEY STATION**


**x4**
Bedrooms

**x3**
Reception Rooms

**x2**
Bathrooms

**x4**
Parking Spaces

**Y**
Garden

**Y**
Garage

Front Of House

The front of the property offers an expansive automated gated driveway, providing secure parking for a minimum of four cars. A well-maintained lawn area adds a touch of greenery, complemented by mature hedges on either side, enhancing privacy and creating an aesthetically pleasing environment. Additionally, the gated driveway also offers convenient access to the rear garden and garage, ensuring seamless movement throughout the property.

Rear Garden

Spanning over 100 feet in length, the rear garden presents a captivating outdoor space for relaxation and entertainment. A generously-sized patio area, adorned with a delightful pergola, offers ample room for a table and chairs, creating an idyllic setting for enjoyable barbecues and outdoor dining experiences. Access to the garage provides added convenience and functionality. A substantial lawned area enhances the greenery of the garden, inviting you to play or simply unwind in its open expanse. Well-established hedges on either side ensure privacy and create a sense of seclusion, while mature plantings add charm and beauty to the surroundings. The fully enclosed nature of the garden adds an extra layer of safety, making it an ideal space for children to play freely and for pets to explore without worry. Embrace the tranquillity and privacy of this well-designed and secure outdoor sanctuary.

Tenure

Freehold

Council Tax Band

E (£2,527 p/yr)

Plot/Land Area

0.12 Acres (478.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Area

Iver Village is a quaint and charming village located in Buckinghamshire, England. It is situated just off the M4 and M25 motorways, providing excellent transport links to London and other parts of the country. The village itself has a rich history and boasts several local amenities, including shops, restaurants, and pubs. There are also several schools in the area, making it an ideal location for families. Additionally, the village is within close proximity to the picturesque Colne Valley Regional Park and Black Park Country Park, offering stunning natural landscapes and recreational opportunities.

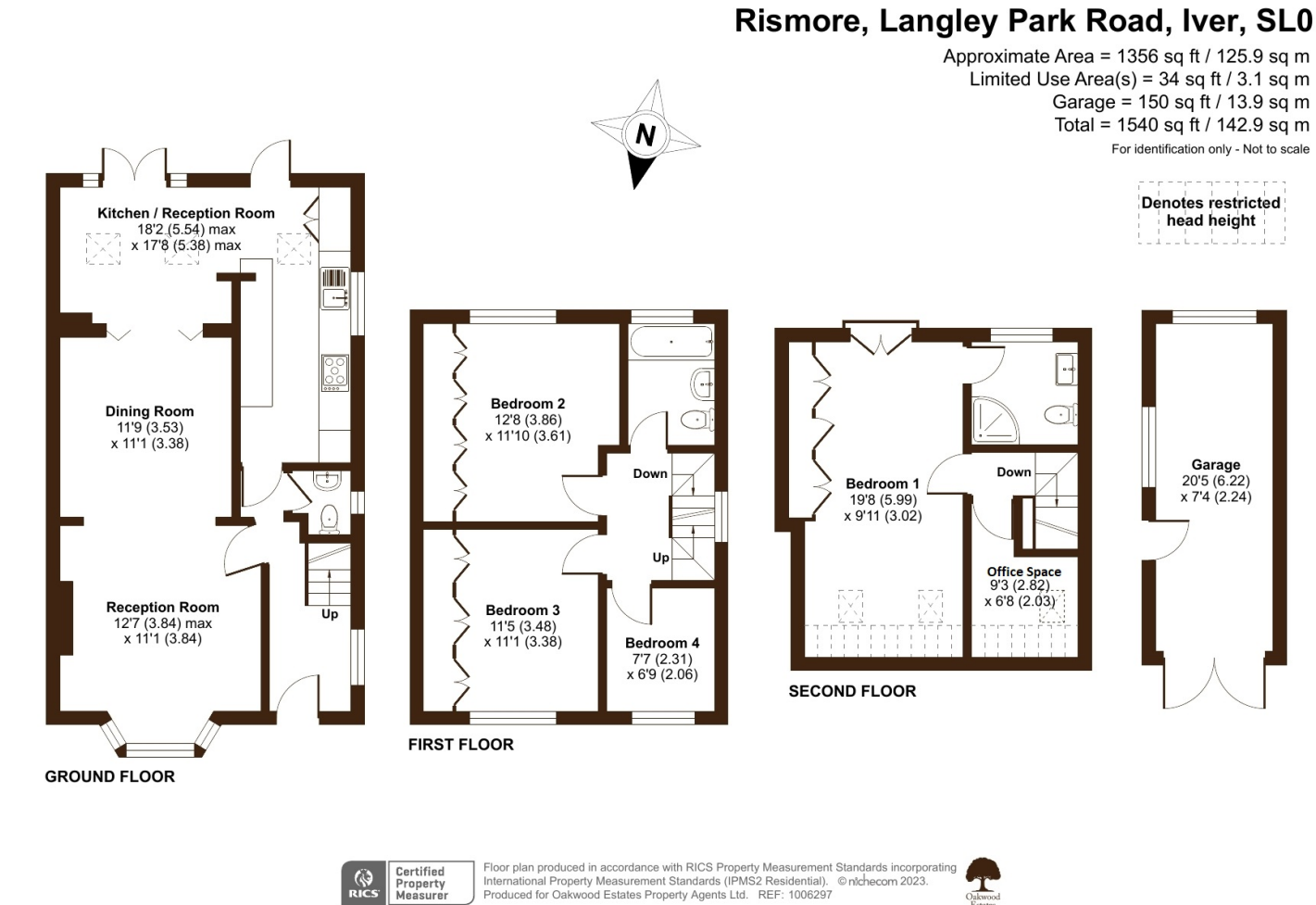
School Catchment

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

Transport Links

- Langley (Berks) Rail Station - 0.72 miles away
- Iver Rail Station - 1.18 miles away
- Uxbridge Underground Station - 2.94 miles away

Floor Plan



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.

