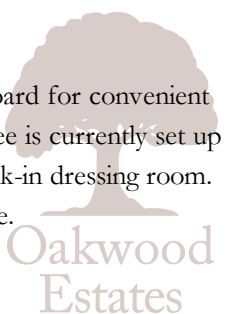











Oakwood Estates are pleased to offer this Five-bedroom semi-detached home located on the Langley Park Road in Iver Village. The property boasts a large living room with Glass conservatory, a well-appointed kitchen/breakfast area, a downstairs bedroom with ensuite, 4 further bedrooms upstairs with a family bathroom and ensuite off the master bedroom. Ideally situated, the property is just a short, level walk to local schools, shops, and the doctor's surgery, and less than a 30-minute walk to Langley or Iver Station (serving the Crossrail/Elizabeth Line).

Upon entering the property, you step into a welcoming porch that offers useful space for coats, shoes, and additional storage. From here, a hallway guides you upstairs or leads you to the left into the inviting living room. The spacious and homely living room features elegant wooden flooring, stylish pendant lighting, and French doors that open out to the stunning glass conservatory, creating a seamless transition between indoor and outdoor living. The kitchen and dining area is thoughtfully designed with modern shaker-style units, a large six-ring gas range cooker, integrated appliances, and space for a washing machine. The sink is positioned to overlook the rear garden, adding a lovely view while working in the kitchen. There's ample space for a dining table and chairs, perfectly situated by a window overlooking the front of the property. A door from the kitchen leads into a useful boot room, which provides additional storage and access to the back garden. Off the main living area, a hallway and door lead to the rear garden, as well as to a separate living area comprising a comfortable double bedroom and an ensuite shower room — an ideal guest suite or private space for a family member.

Upstairs: The first floor hosts the master bedroom, complete with an ensuite shower room and a fitted cupboard for convenient storage. Bedroom two is a spacious double with a window overlooking the front of the property. Bedroom three is currently set up as a home office, also with views to the front, while bedroom four has been thoughtfully converted into a walk-in dressing room. Completing the upstairs layout is the family bathroom, fitted with a modern three-piece suite.



Property Information

-  FREEHOLD PROPERTY
-  5 BEDROOMS
-  GREAT SCHOOL CATCHMENT AREA
-  GOOD ACCESS TO HEATHROW AND MOTORWAYS
-  CLOSE TO TRAIN STATIONS
-  COUNCIL TAX BAND E - £2716.48 PER ANNUM
-  DOWNSTAIRS BEDROOM AND ENSUITE
-  DRIVEWAY & GARAGE WITH EV CHARGING
-  GLASS ROOM CONSERVATORY
-  CLOSE TO LOCAL AMENTITIES AND SHOPS



x5

Bedrooms



x2

Reception Rooms



x3

Bathrooms



x3

Parking Spaces



Y

Garden



Y

Garage

Front Of House

The property offers parking space for up to three vehicles on a well-maintained driveway, ensuring convenience for both residents and guests. There is easy access to a secure garage, which is fitted with an electric up-and-over door for effortless entry and added security.

The front garden is attractively laid to lawn, providing a pleasant green outlook, while a neatly paved pathway leads to the front door and a welcoming porch area. This thoughtful layout not only enhances the property’s curb appeal but also provides a practical and inviting entrance.

Rear Of Property

Exiting the property through the glass conservatory via sliding doors, you step into a charming and easily manageable patio garden — an ideal space for outdoor dining, relaxing, or entertaining with minimal upkeep. From the patio, there is convenient access to the garage, making storage or parking easily reachable from the rear. Additionally, a separate back door provides direct access to the downstairs bedroom, offering flexibility and privacy for guests or family members.

For added convenience, side access connects the rear garden to the front of the property, ensuring smooth movement around the exterior without needing to pass through the house.

Tenure

Freehold

Internet Speed

Ultra Fast

Council Tax Band

Band E 2716.48 per year

Mobile Coverage

5G voice and Data

Local 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.

Transport

Langley Station and Iver Rail Station, part of the Crossrail network, are both conveniently located just 1.5 miles away. Uxbridge Underground Station and Denham Rail Station, which serves the Chiltern Line, are also easily accessible with a short drive. Heathrow Airport is just a 15-minute car journey away, and the property benefits from close proximity to major motorways, including the M40, M25, and M4.

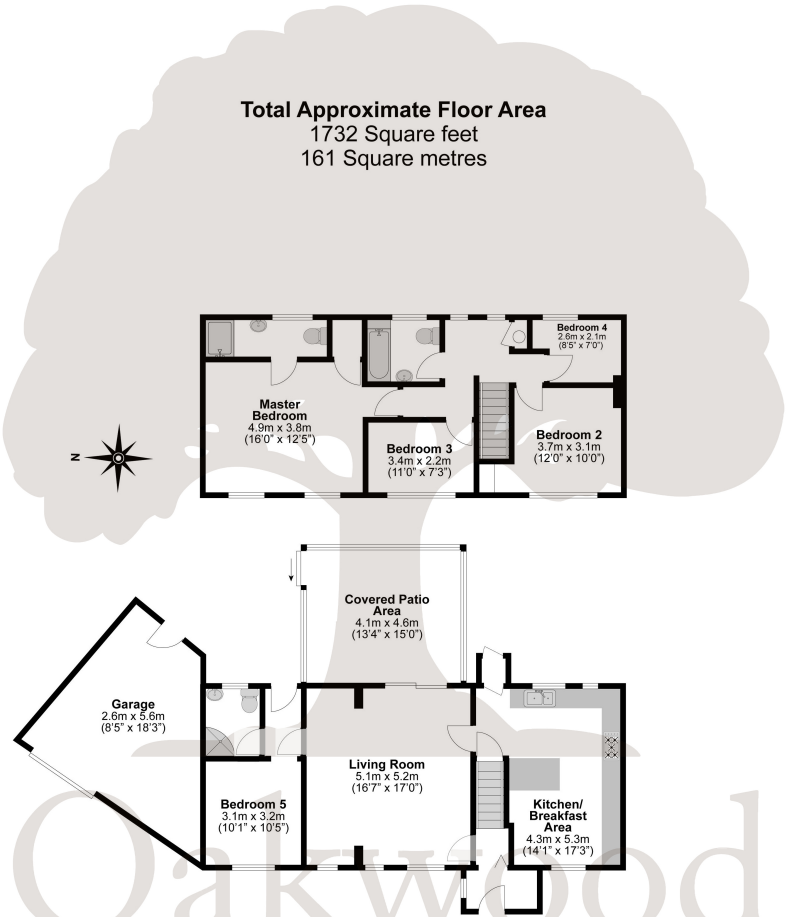
Schools

Iver Village Junior School and Iver Village Infant School are both within walking distance, making them easily accessible for families. Iver Heath Junior School is located approximately 1.5 miles away. The property falls within the catchment area for several esteemed schools, including Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. Furthermore, there are numerous other educational institutions in the vicinity, providing ample options for families.

Council Tax

Band E

Floor Plan



Illustrations are for identification purposes only,
measurements are approximate, not to scale.

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.

