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SPECIALISTS IN PROPERTY



Woodlands Langley Park Road, Iver, Buckinghamshire. SL0 0JQ.

OIEO £1,500,000 Freehold

A unique chance to purchase a stunning detached executive home with overall accommodation of 4597 square foot, located on the outskirts of Iver Village.

Set behind Langley Park Road and accessed via secure electronically operated double gates, is this fully refurbished, immaculate family home which has been the subject of major recent improvement by the present owners, including a loft conversion and full interior re-design.

In total this adaptable property has seven bedrooms, four receptions and five bathrooms, all beautifully presented and with high quality fittings.

The property has been improved with smart-home devices throughout (including thermostats, lights and gates) and WiFi access points on each floor.

Particular features are the outbuildings which provide a 21' x 19'5 detached garage in the front garden, which also has useable space above on the first floor, plus an annexe in the rear garden that is also two storey, and has its own kitchen and shower room.

Internally and on the ground floor, the main house comprises of a 20'5 x 15' principle reception room that has wall to wall bi folding doors that give you lovely views over the garden. Directly of this room, is a front aspect 15' x 12'7 family room.

Also offering views of the rear garden is the 22'5 x 18'10 kitchen/breakfast room, which again has bi folding doors with an extensive range of stylish units and fittings, plus a breakfast bar and also lots of space to formally dine and entertain. This area also has its own utility with access to a plant room, containing the boiler and WiFi connections. Completing this floor is a 15'6 x 13'8 bay fronted reception room which gives you direct access to an office, and there is also a ground floor cloakroom.

The first floor has a stunning 16' x 14' master suite which has its own ensuite and dressing room. There are two spacious rear aspect double bedrooms, both offer fitted wardrobes and one has its own ensuite, plus there is also a front aspect fourth bedroom. A contemporary



styled family bathroom with a feature bath and a separate shower cubicle, complete this floor.

On the second floor are two large bedrooms. The first bedroom measures some 21'5 x 11'10 with large double windows, offering views over the garden and surrounding area, and its own ensuite. The second bedroom is 15'3 x 11', with both bedrooms including ample fitted and eaves storage.

Outside and to the front, the spacious driveway offers secure parking for up to 10 vehicles and is also low maintenance, due to it being mainly block paved. The rear garden is delightful, as it backs onto fields at the rear while having a recently laid patio, large lawn, built-in brick barbecue, a large built in gas firepit and seating, ideal for entertaining, and a large summerhouse.

THE AREA

The property is ideally located for the Elizabeth Line, with the nearest station walking distance or less than a minutes drive away, vastly reducing the commute time into Paddington, Liverpool Street, Farringdon and Canary Wharf.

Iver is popular for its tranquillity whilst being easily accessible via road,



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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Woodlands Langley Park Road

Approximate Gross Internal Area

Ground Floor = 139.8 sq m / 1,505 sq ft

First Floor = 102.7 sq m / 1,105 sq ft

Second Floor = 61.9 sq m / 666 sq ft (Including Loft space)

Annexe Ground Floor = 29.5 sq m / 317 sq ft

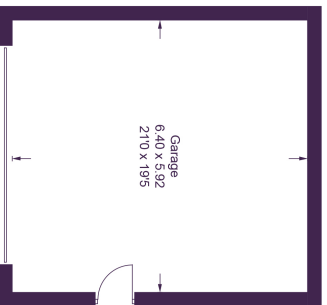
Annexe First Floor = 24.6 sq m / 265 sq ft

Garage Ground Floor = 37.9 sq m / 408 sq ft

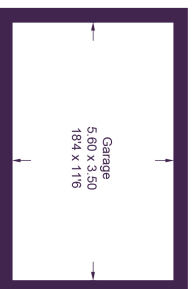
Garage First Floor = 19.6 sq m / 211 sq ft

Plant Room = 11.2 sq m / 120 sq ft

Total = 427.2 sq m / 4,597 sq ft



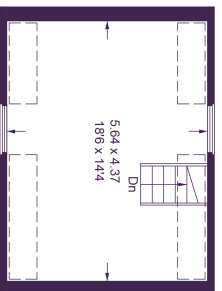
Garage - Ground Floor



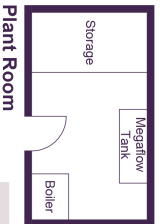
Garage - First Floor



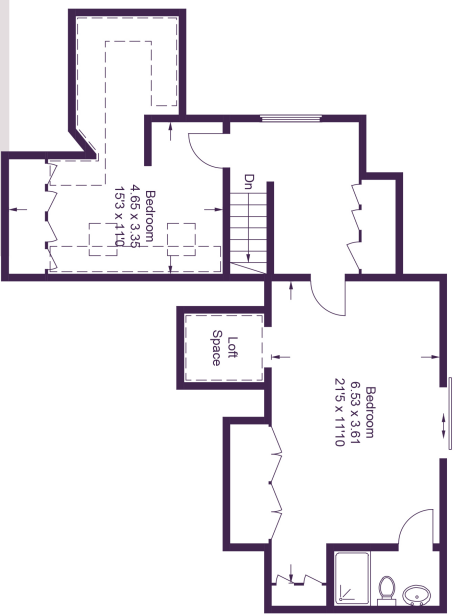
Annexe - Ground Floor



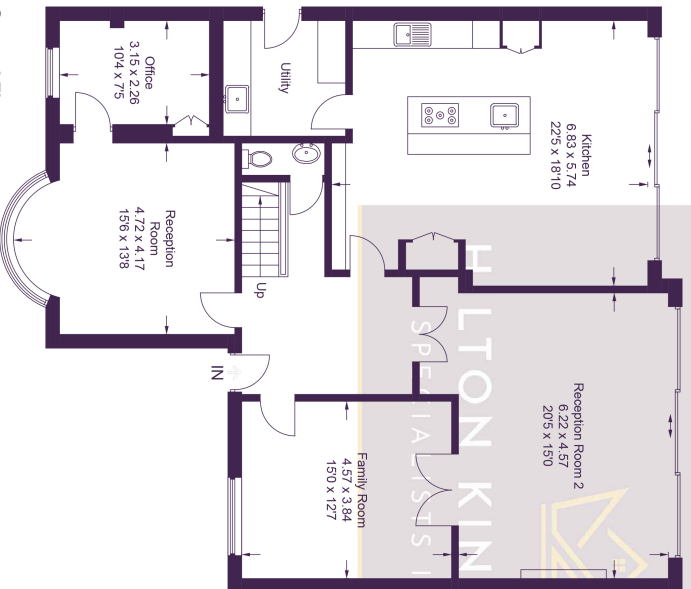
Annexe - First Floor



Plant Room



Second Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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