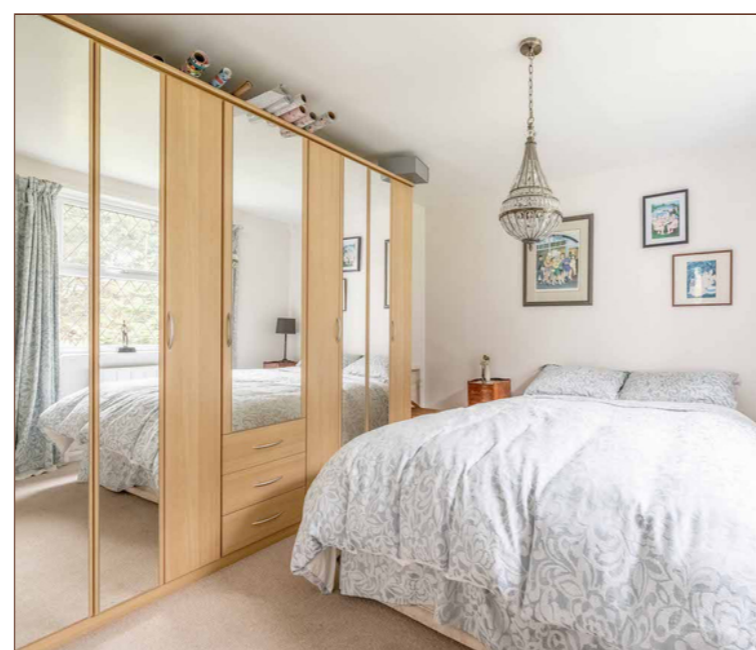
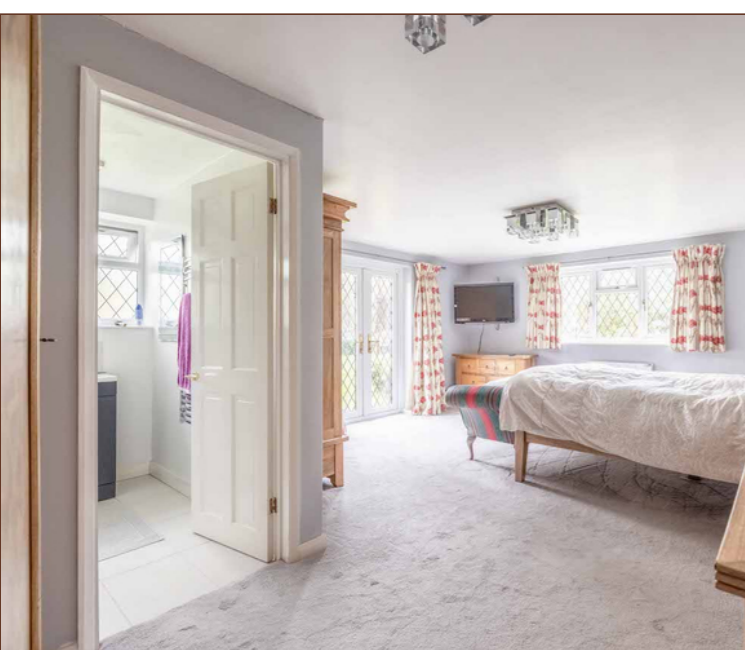
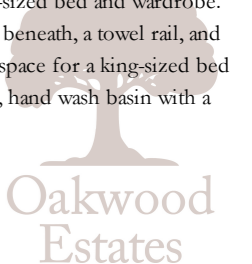












Presented by the multi-award-winning Oakwood Estates, this impressive detached property offers a perfect blend of space, style, and potential. Comprising four generously sized bedrooms, three well-appointed bathrooms, and three reception rooms, including a light-filled conservatory, the home is ideal for family living and entertaining. The property is set within a spacious 0.33-acre plot, providing ample outdoor space for relaxation, play, and potential landscaping. Situated in the highly desirable location of Bellswood Lane, a quiet road just moments from Langley Park, the property offers a tranquil setting with easy access to local amenities and transport links. Additionally, there is exciting potential to extend or reconfigure the home, subject to planning permission, allowing you to tailor the property to suit your future needs. Whether you're looking for a peaceful retreat or a home with room to grow, this property presents an excellent opportunity.



Upon entering the property, you are welcomed into the entrance porch, which leads into the spacious living room. This bright and airy room features pendant lighting, a window overlooking the front of the property, and French doors that open into the conservatory. There are also doors leading to the dining room and bedroom three. A charming feature fireplace with a working Victorian-style fire adds character to the room, while wooden flooring adds warmth and elegance. The conservatory offers ample space for living room furniture and enjoys windows on two sides, filling the room with natural light. French doors open to the garden. Bedroom three is a comfortable space with pendant lighting, and a window that overlooks the front of the property. There is plenty of room for a double bed, and the carpeted floor adds to the coziness of the room. Bedroom four is another well-proportioned room with pendant lighting, a window that looks to the side aspect of the property, and space for a double bed and a wardrobe. The room is also carpeted for comfort. The kitchen is generously sized and well-equipped, featuring pendant lighting and a window with views over the rear garden. French doors provide direct access to the garden, while the kitchen itself includes a mix of wall-mounted and base shaker-style units. There's also space for a kitchen table and chairs, and the room has a warm wooden flooring finish. The dining room is spacious, offering pendant lighting, a window through to the conservatory, and ample room for a dining table and chairs. Like the living room and kitchen, the dining room is also finished with wooden flooring. The family bathroom is a well-appointed space, with a window overlooking the rear garden. It includes a low-level WC, a hand wash basin, a bath with a shower attachment, and tiled flooring. The study, located at the rear of the property, is a good size and features spot lighting and a window that looks out to the rear garden. This room could easily be used as a walk-in wardrobe for the master bedroom, adding versatility to the layout. Bedroom one is a generous room with pendant lighting, French doors that open onto the rear garden, and ample space for a king-sized bed and wardrobe. This room also benefits from an en-suite shower room, complete with a walk-in shower, low-level WC, hand wash basin with a vanity unit beneath, a towel rail, and tiled flooring. Bedroom two is another spacious room, featuring pendant lighting, French doors leading to the side garden, and plenty of space for a king-sized bed and a wardrobe. The room is carpeted for added comfort and also has an en-suite shower room, which includes a low-level WC, shower, hand wash basin with a vanity unit below and a heated towel rail.



## Property Information

-  FREEHOLD PROPERTY
-  PLOT/LAND AREA 0.33 ACRES (1,341.00 SQ.M.)
-  THREE RECEPTIONS & CONSERVATORY
-  DRIVEWAY PARKING
-  POTENTIAL TO EXTEND (S.T.P.P)
-  COUNCIL TAX BAND - E (£2,862)
-  FOUR BEDROOMS
-  THREE BATHROOMS
-  QUIET & CONVENIENT LOCATION
-  CLOSE TO LANGLEY PARK

					
x4	x3	x3	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Outside

At the front of the property, you'll find a spacious driveway offering ample parking, flanked by neatly maintained lawned areas on both sides. The left side of the garden extends around the property, featuring a well-established range of mature planting, adding privacy and a natural, inviting feel to the home.

The rear of the property is equally impressive, with an undercover area that provides a sheltered outdoor space for year-round use. This area leads to a paved patio, perfect for alfresco dining, relaxing, or entertaining guests in a tranquil setting. The combination of lawned areas, mature planting, and the sheltered patio creates a wonderful environment for enjoying the outdoors in comfort and style.

### Tenure

Freehold Property

### Council Tax Band

Band E - £2,862

### Mobile Coverage

5G Voice and Data

### Plot/Land Area

0.33 Acres (1,341.00 Sq.M.)

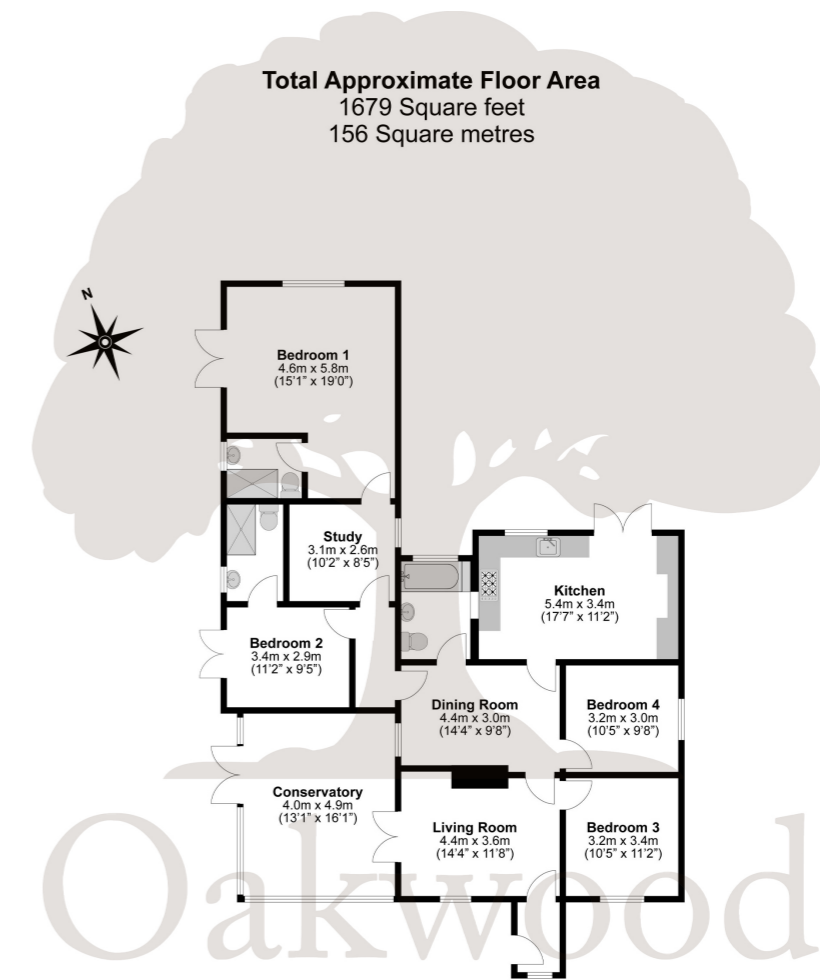
### School Catchment

Within close proximity to the property, families will find a range of primary schools, including Iver Heath Infant School and Nursery and Iver Heath Junior School, both situated just a short walk away. Additionally, The Iver Village Junior School and Iver Village Infant School are slightly further away. For secondary education, options include The Langley Academy, Langley Grammar School, and St Bernard's Catholic Grammar School, all within a 2.6-mile radius, as well as Bishopshalt School, located 3.1 miles away. These schools offer convenient access to quality education for families residing in the area.

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>100</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			