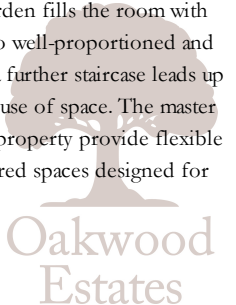




Oakwood Estates are pleased to offer this Three-bedroom semi-detached home located on the Langley Park Road in Iver Village. The property boasts a large living/dining room open plan through to the modern kitchen, a downstairs W.C and utility room. Two bedrooms upstairs with a family bathroom and ensuite off one of the double bedrooms. On the top floor a Master suite with Fitted storage and ensuite. Ideally situated, the property is just a short, level walk to local schools, shops, and a 30-minute walk to Langley Station (serving the Crossrail/Elizabeth Line).








Upon entering the property, you are welcomed into a bright and inviting hallway, where the staircase rises to the left. Beneath the stairs, there is a practical storage cupboard, ideal for coats, shoes, or household essentials. Conveniently located just off the hallway is a downstairs W.C. providing added functionality for guests and day-to-day living. To the right, you step into a beautifully presented open-plan living and dining area, designed with both comfort and style in mind. The space features underfloor heating and tiled flooring throughout, lending warmth and continuity, while spotlights in the ceiling add a contemporary touch and enhance the ambient lighting. For year-round comfort, the room also benefits from air conditioning, ensuring a pleasant environment regardless of the season. The open-plan layout flows seamlessly into a modern, well-equipped kitchen, which is both stylish and functional. It boasts a tiled floor, gas hob with extractor fan, double oven, and ample cabinetry for storage. The real highlight is the set of bi-fold doors that open fully onto the rear garden, blurring the lines between indoor and outdoor living and filling the space with natural light – perfect for entertaining or enjoying quiet family meals with a view of the garden. Just off the dining area, you'll find a dedicated utility room, thoughtfully designed with a charming Belfast sink and space for both a washing machine and a tumble dryer. This additional room helps to keep laundry and appliances tucked away, preserving the clean and uncluttered look of the main living space.

As you ascend to the first floor off the landing is a built-in cupboard housing the hot water tank, offering practical storage and keeping essential utilities neatly tucked away. The family bathroom is finished to a high standard and features a modern three-piece suite, The space is fully tiled, giving it a sleek, contemporary feel and making it easy to maintain, while the clean lines and neutral tones provide a calming atmosphere. To the rear of the property is a generous double bedroom, complete with stylish modern fitted wardrobes that offer excellent storage while maximizing floor space. A window overlooking the garden fills the room with natural light, creating a peaceful retreat ideal for guests or family members. At the front of the property is a second double bedroom, also well-proportioned and featuring built-in cupboards for storage. This room benefits from the added luxury of a private ensuite shower room. From the landing, a further staircase leads up to a thoughtfully designed loft conversion, which serves as the master suite, complete with built-in storage in the eaves, making excellent use of space. The master bedroom is complemented by a stylish ensuite shower room, fitted with a modern and sleek design.. Altogether, the upper floors of this property provide flexible and well-appointed accommodation across three levels, perfectly suited for family living or hosting guests, with a mix of private and shared spaces designed for comfort and convenience





Property Information

-  FREEHOLD PROPERTY
-  80FT GARDEN WITH WATER FEATURE
-  3 BATHROOMS AND DOWNSTAIRS W/C
-  GOOD TRANSPORT LINKS
-  OUTBUILDINGS WITH POWER
-  COUNCIL TAX BAND D (£2,401 P/YR)
-  3 BEDROOM SEMI DETACHED HOUSE
-  CLOSE TO LOCAL AMENITIES AND SCHOOLS
-  UTILITY ROOM
-  DRIVEWAY PARKING



x3

Bedrooms



x1

Reception Rooms



x4

Bathrooms



x3

Parking Spaces



Y

Garden



N

Garage

Front Of House

The property is approached via a neatly presented driveway offering off-street parking for two vehicles with attractive raised flower beds bordering each side. Four steps lead up to the main front entrance, creating a slightly elevated and prominent position for the home. The property benefits from side access to the rear garden

Rear Garden

To the rear of the property, you'll find a generous patio area provides the perfect setting for al fresco dining, entertaining, or simply unwinding in the fresh air. One of the standout features of this garden is the luxurious hot tub, ideal for year-round enjoyment and perfect for relaxing after a long day or hosting guests in style. Complementing the tranquil ambience is a large, eye-catching water feature, which adds a soothing, natural element to the space, creating a peaceful retreat right in your own backyard. The garden also includes a brick BBQ oven and two brick-built sheds, both of which are fully fitted with electrical supply.

Tenure

Freehold

Council Tax

Band D £2,443.89 per annum

Mobile Coverage

5g voice and Data

Internet Speed

Ultrafast

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.

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.

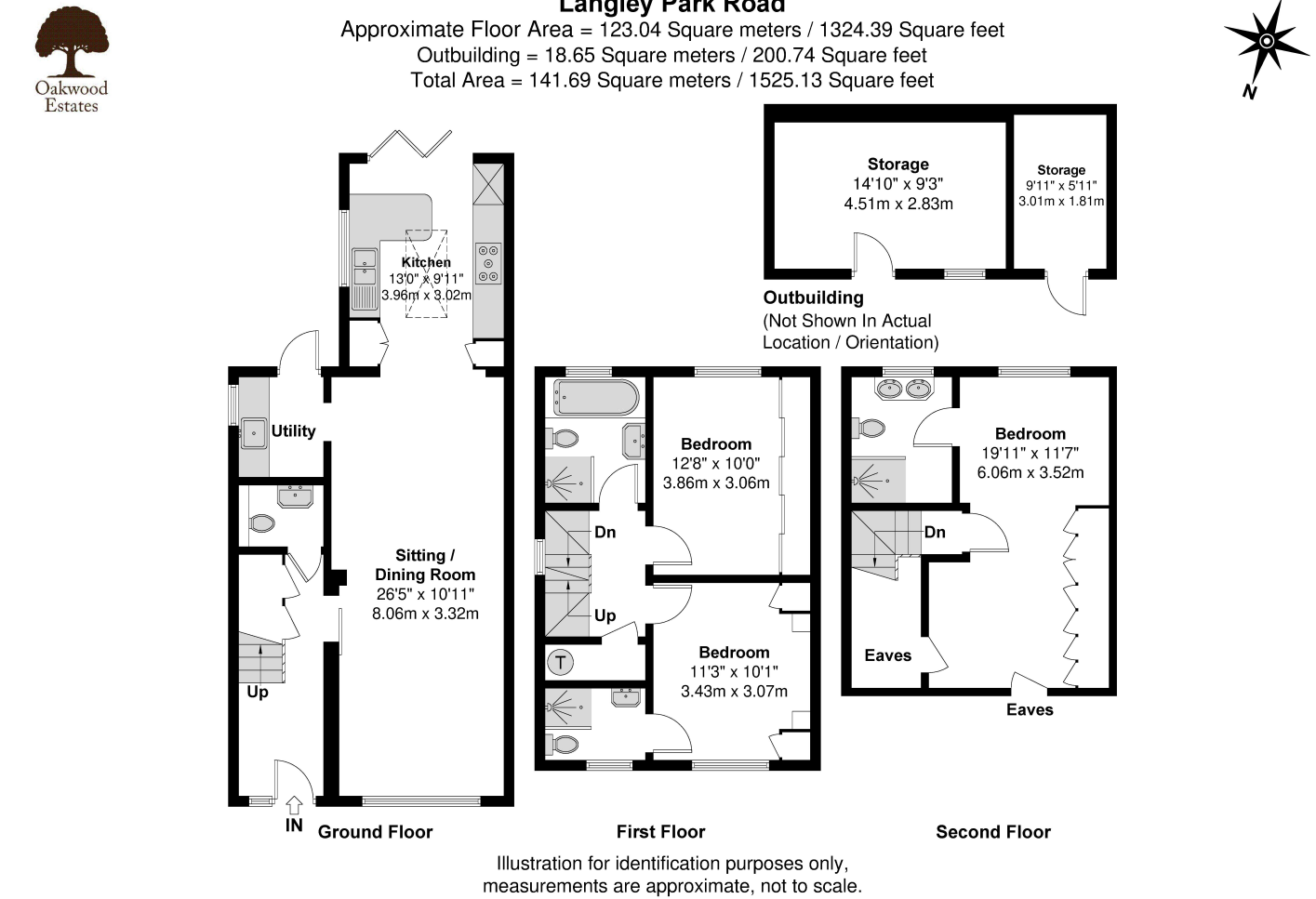
Transport Links

Langley Station and Iver Rail Station, part of the Crossrail network, are both conveniently located around 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.

Council Tax

Band D

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.

