













Oakwood Estates are delighted to introduce this impressive five-bedroom detached residence, thoughtfully arranged across three well-proportioned floors and offered to the market with no onward chain.

This substantial home provides excellent versatility for modern family living, with three bright and spacious reception rooms, perfect for both formal entertaining and everyday relaxation.

The property also benefits from two well-appointed bathrooms, ensuring convenience for larger households.

Externally, the home is approached via a gated driveway with ample parking for at least five vehicles, in addition to a generously sized garage that provides further parking or storage options. To the rear, the property enjoys a large patio area ideal for summer barbecues and outdoor dining, a well-kept lawn offering space for children to play, and a sizeable garden shed providing excellent storage.

The location is equally appealing, set within easy walking distance of well-regarded local schools and a variety of shops, while also enjoying a favorable position within a sought-after school catchment area. Commuters will appreciate the close proximity to local train stations and major motorway links, offering direct connections into London and beyond.

For those who enjoy the outdoors, the property is just a short distance from the beautiful open spaces of Black Park and Langley Park, both ideal for family walks, cycling, and leisure activities.

Overall, this property presents an exceptional opportunity to acquire a spacious family home in a desirable setting that perfectly balances convenience, comfort, and lifestyle.

Estates



FREEHOLD PROPERTY



FIVE BEDROOMS



TWO BATHROOMS



GREAT SCHOOL CATCHMENT AREA



A SHORT DRIVE TO LOCAL STATIONS AND MOTORWAYS

COUNCIL TAX BAND G - £4,073.15 PER YEAR



THREE RECEPTIONS



GATED DRIVEWAY & GARAGE



FLAT WALK TO LOCAL SCHOOLS AND SHOPS



2,131 SQUARE FEET IN SIZE



#### Tenure

Freehold Property

### Council Tax Band

Band - G £4,073.15

## Plot/Land Area

0.15 Acres (591.00 Sq.M.)

## Mobile Coverage

5G voice and data

#### Internet Speed

Ultrafast

## **Planning Permissions**

The property previously had planning permission granted in 2017 for a part single-storey, part two-storey extension, which has since lapsed.

#### Area

Iver Village is a picturesque and historic village in Buckinghamshire, offering a blend of charm and convenience. Ideally located just off the M4 and M25 motorways, it benefits from excellent transport links into London and beyond. The village provides a range of local amenities, including shops, restaurants, and traditional pubs, as well as several schools, making it well-suited for families. The local sports centre is only a few minutes' drive away, offering a variety of sports and leisure facilities, while Pinewood Studios, a world-renowned hub of film and television production, is also close by. Nature lovers can enjoy the nearby Colne Valley Regional Park and Black Park Country Park, both offering beautiful scenery and a variety of outdoor activities.

# Transport

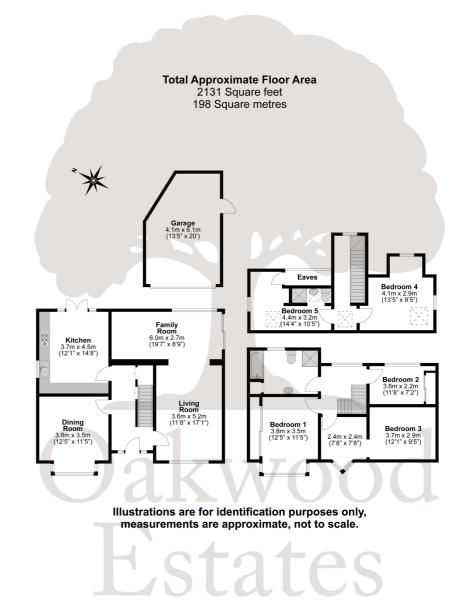
Langley (Berks) Rail Station is easily accessible from the property, with Iver Rail Station also nearby. Both stations are served by the Elizabeth Line, providing direct journeys to Bond Street in under 40 minutes. West Drayton Station, also on the Elizabeth Line and Oyster card valid, is just a 10-minute drive away. Uxbridge Underground Station is a short drive, offering further connections across London. For motorists, Iver is conveniently situated just off the M40, M25, and M4 motorways, while Heathrow Airport can be reached in around 20 minutes by car.

### **Schools**

In the vicinity, there are several educational institutions catering to various age groups and preferences. These include Iver Village Infant School, The Iver Village Junior School, Holy Family RC School, Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. Additionally, there is the potential for enrollment in esteemed institutions such as Langley Grammar, Slough Grammar, St Bernard's Catholic Grammar School, Herschel Grammar School, among others, offering a diverse range of educational opportunities for students in the area.

## Council Tax

Band G



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.

