



Oakwood Estates are delighted to present this exceptional three-bedroom bungalow, offering an impressive 2,023 sq ft of versatile and well-designed living space. Set on a generous plot, the property boasts a substantial driveway providing parking for up to six vehicles, making it ideal for families or those with multiple cars.

To the rear, the home enjoys a beautifully maintained south-east facing garden that captures the morning and early afternoon sun. The garden backs directly onto open fields, creating a peaceful, rural feel, and also includes stables or additional storage.

Inside, the bungalow offers a variety of storage solutions and spacious rooms throughout, ensuring practicality matches the property's generous proportions. Its location is another key highlight, situated just 0.74 miles from Langley Station on the Elizabeth Line, providing fast and convenient access into London and beyond. Additionally, the property lies within the catchment for sought-after grammar schools, making it a superb choice for families.

Overall, this is a rare opportunity to acquire a sizeable and well-located bungalow with extensive outdoor space, excellent transport links, and desirable educational options.



## Property Information

-  FREEHOLD PROPERTY
-  THREE BEDROOMS
-  6 CAR DRIVEWAY
-  LANGLEY (BERKS) STATION 0.74 MILES AWAY
-  COUNCIL TAX BAND F (£3,468 P/YR)
-  SOUTH EAST FACING GARDEN
-  GRAMMAR SCHOOL CATCHMENT AREA
-  NO CHAIN

					
x3	x1	x2	x6	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Tenure

Freehold Property

### Council Tax Band

F (£3,468 p/yr)

### Mobile Connectivity

5G voice and data

### Internet Speed

Ultrafast

### Plot/Land Area

0.23 Acres (936.00 Sq.M.)

### Area

Iver Village is a quaint and charming village located in Buckinghamshire, England. It is situated just off the M4 and M25 motorways, providing excellent transport links to London and other parts of the country. The village itself has a rich history and boasts several local amenities, including shops, restaurants, and pubs. There are also several schools in the area, making it an ideal location for families. Additionally, the village is within close proximity to the picturesque Colne Valley Regional Park and Black Park Country Park, offering stunning natural landscapes and recreational opportunities.

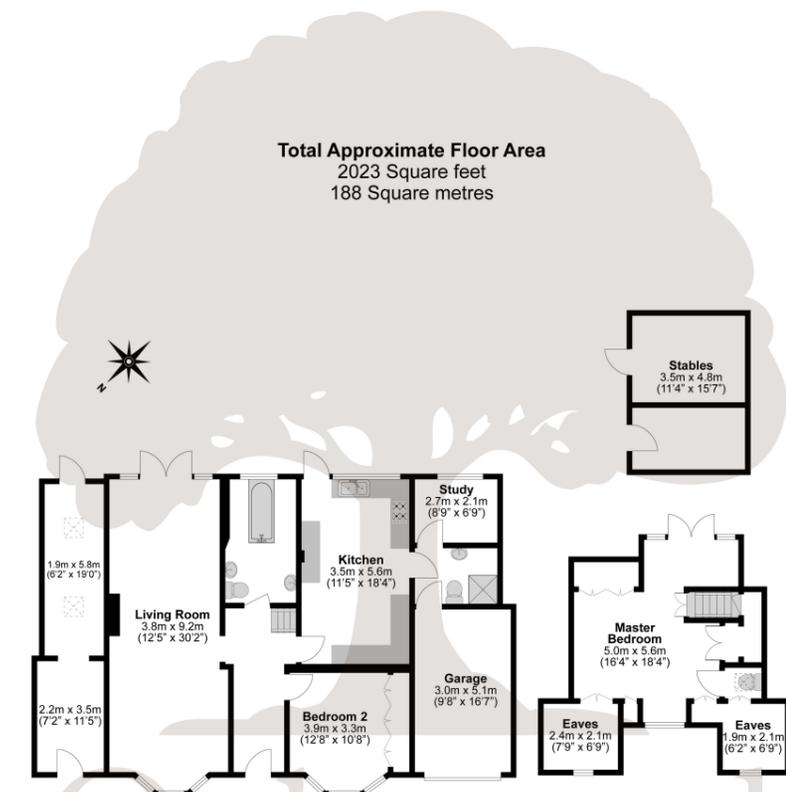
### Schools

The area is exceptionally well served by a wide selection of reputable schools, making it an ideal location for families. Nearby options include Iver Infant School and Nursery and Iver Junior School, both popular choices for younger children. For secondary education, The Chalfonts Community College offers a strong academic and extracurricular programme. The property also lies within reach of several highly regarded grammar schools, including Langley Grammar School, Burnham Grammar School, Beaconsfield High School, and John Hampden Grammar School, all known for their outstanding performance and educational excellence. With these and many more quality institutions in the vicinity, families have an exceptional range of schooling opportunities to choose from.

### Council Tax

Band F

## 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.

