

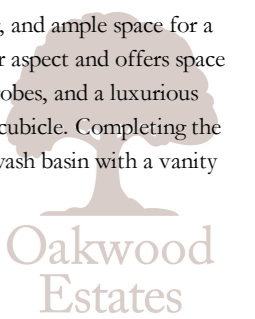


Oakwood Estates is thrilled to introduce this exquisite, fully renovated and expanded five-bedroom, three-reception, three-bathroom detached residence to the market with no onward chain. Meticulously finished to impeccable standards, this property boasts a spacious open-plan Kitchen/Dining/Family Room, a generous double garage, gated driveway parking, and a sprawling south-facing rear garden overlooking fields. Ideally located within a mile of Langley Station (Crossrail/Elizabeth Line) and nestled within an excellent school catchment area, this is truly the perfect family abode. Viewing is strongly recommended.

Upon entering this stunning property, you're greeted by an inviting entrance hall adorned with spotlighting, and a staircase leading to the first floor. The hall branches off to various areas including a study, sitting room, and a convenient toilet. The study boasts a front-facing window, ideal for natural light, ample space for a desk, and grey wood effect tiles. Adjacent, the toilet offers practicality with a window overlooking the side, a low-level WC, and a hand wash basin. The spacious sitting room is a focal point, featuring spotlighting, a generous bay window overlooking the front, and a captivating fireplace with a wood-burning stove. There's ample space for a three-piece suite and the continuity of grey wood effect tiles adds warmth throughout. A downstairs guest bedroom awaits, featuring spotlighting, a front-facing window, space for a double bed, and grey wood effect tiles. Its ensuite shower room is elegantly tiled and includes a large walk-in shower with both rain shower head and hand shower attachment, along with additional amenities such as a low-level WC, hand wash basin, and a heated towel rail. The heart of the home lies in the open-plan Kitchen/Dining/Family room, distinguished by its vaulted ceiling and abundant natural light streaming through Bi-fold doors and French Doors leading to the rear garden. This versatile space offers room for both dining and lounging, with the kitchen area boasting a mixture of wall-mounted and base-level shaker units, a large kitchen island with a breakfast bar, and integrated appliances. Throughout the ground floor is the added benefit of underfloor heating.



Ascending to the first floor, the bedrooms offer comfort and style. Bedroom one features a front-facing window, pendant lighting, and ample space for a double bed. Bedroom two boasts a large bay window, pendant lighting, and space for a wardrobe. Bedroom three overlooks the rear aspect and offers space for a single bed. The pinnacle bedroom enjoys a serene view of the rear garden and fields, with pendant lighting, space for wardrobes, and a luxurious shower ensuite. The ensuite is fully tiled and features a hand wash basin with a vanity unit, a low-level WC, and a walk-in shower cubicle. Completing the first floor, the family bathroom offers convenience with a frosted window, a bath, a low-level WC, a shower cubicle, and a hand wash basin with a vanity unit.



Property Information

-  FREEHOLD PROPERTY
-  NO ONWARD CHAIN
-  FIVE BEDROOMS
-  GATED DRIVEWAY & DOUBLE GARAGE
-  CLOSE TO LANGLEY STATION
-  COUNCIL TAX BAND G (£3,810 P/YR)
-  FULLY EXTENDED AND UPDATED
-  OPEN-PLAN KITCHEN/DINING/FAMILY ROOM
-  GREAT SCHOOL CATCHMENT AREA
-  LARGE SOUTH/EAST FACING GARDEN

					
x5	x2	x3	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

At the front of the property lies a spacious gated block paved driveway accommodating parking for five or more cars. Flanked by high brick walls on the front and sides, the driveway offers access to the rear and includes a covered area adjacent to the double garage.

Double Garage

The generously sized double garage boasts a large up-and-over door, equipped with power and lighting, and illuminated by a skylight. There is also the added benefit of a large loft space.

Rear Garden

The expansive rear garden, fully enclosed for safety, presents an ideal space for children and pets to play freely. Enhanced by its south/East-facing orientation and bordering fields, the garden boasts a substantial patio area perfect for outdoor dining and relaxation. Additionally, it features a summer house, a well-maintained lawn, and mature vegetation, creating a picturesque and inviting outdoor retreat.

Tenure

Freehold

Council Tax Band

Band G (£3,810 p/yr)

Plot/Land Area

0.18 Acres (722.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Transport Links

Located just 0.7 miles from Langley (Berks) Rail Station and 1.19 miles from Iver Rail Station, this property offers convenient access to rail transportation. Additionally, Uxbridge Underground Station is situated 3.12 miles away providing further commuting options for residents.

Schools

Nearby educational institutions include Iver Heath Infant School and Nursery, Iver Heath Junior School, Langley Grammar School, The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and numerous others, offering a diverse range of educational opportunities for students.

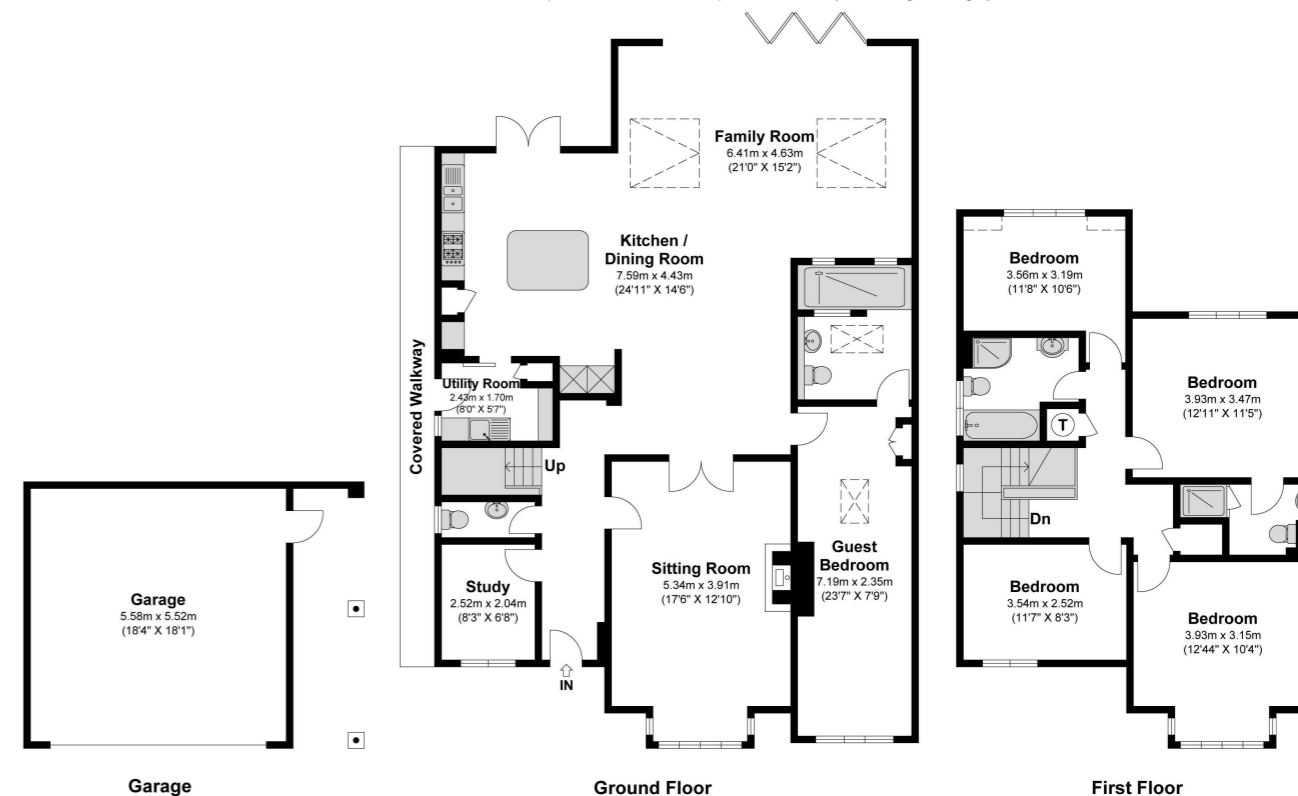
Area

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.

Floor Plan

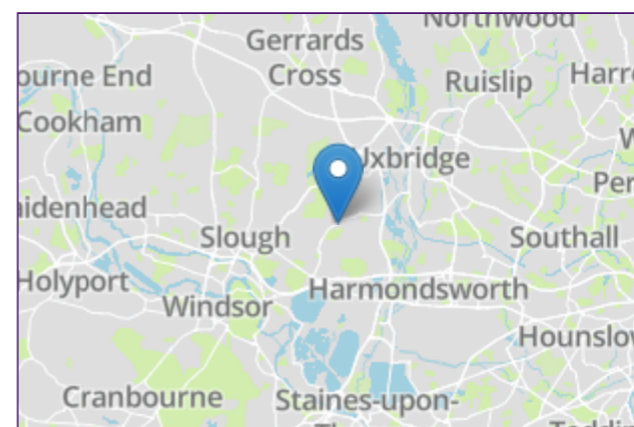


Langley Park Road
 Approximate Floor Area
 2244.27 Square feet 208.50 Square metres (Excluding Garage)
 Garage Area 331.53 Square feet 30.80 Square metres
 Total Area 2575.80 Square feet 239.30 Square metres (Including Garage)



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+)	A		
(81-91)	B		
(69-80)	C	72	79
(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			