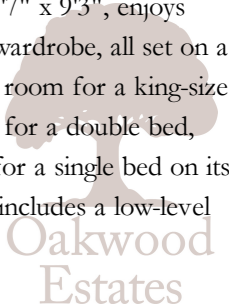




Oakwood Estates is pleased to showcase this impeccably presented semi-detached property featuring four bedrooms and two reception rooms. Ideally located within a mile of Langley Station (Crossrail/Elizabeth Line), this sought-after residence boasts excellent proximity to local schools, amenities, and transportation links. The property offers convenient driveway parking for three cars, a garage, and a charming enclosed rear garden that overlooks a field with horses.

Upon entering the property, you step into a spacious hallway that seamlessly flows into the dining area. The dining room, measuring 14'2" x 13'6", boasts front-facing windows, stairs ascending to the first floor, an under-stairs cupboard, and doors connecting to the living room and kitchen. With ample space for a dining table and chairs, this room is carpeted for added comfort. The living room, sized at 17'2" x 10'11", features a front-facing window, a captivating fireplace, French doors leading to the rear garden, and sufficient space for a three-piece suite, all complemented by carpeted flooring. The kitchen, measuring 13'5" x 7'11", offers a rear garden view through its window. It is equipped with a blend of eye-level and base shaker kitchen units, a one-and-a-half bowl stainless steel sink with a mixer tap, a Rayburn cooker, a freestanding cooker, tiled splashbacks, and a door leading to the inner hallway. The latter provides access to the garage, WC, and the rear garden. The downstairs cloakroom is furnished with a low-level WC, a hand wash basin, and a frosted window overlooking the rear garden.

Ascending to the first floor, you'll find four bedrooms and a family bathroom. Bedroom one, measuring 15'7" x 9'3", enjoys windows on two aspects (front and rear), offering space for a king-size bed, bedside tables, and a freestanding wardrobe, all set on a carpeted floor. Bedroom two, sized at 13'7" x 10'9", features a front-facing window, a built-in wardrobe, ample room for a king-size bed, and carpeted flooring. Bedroom three, measuring 10'10" x 10'2", includes a front-facing window, space for a double bed, wardrobe, and carpeted floor. Bedroom four, with a rear garden view and scenic field beyond, provides space for a single bed on its carpeted floor. The family bathroom is illuminated by twin frosted windows overlooking the rear garden and includes a low-level WC, a hand wash basin, and a bath with a shower attachment.



Property Information

-  FREEHOLD
-  NO CHAIN
-  TWO RECEPTIONS
-  SORT AFTER LOCATION
-  0.89 MILES TO LANGLEY STATION
-  COUNCIL TAX BAND E (£2,660 P/YR)
-  FOUR BEDROOMS
-  GARAGE & DRIVEWAY PARKING
-  GREAT SCHOOL CATCHMENT AREA
-  GREAT TRANSPORT LINKS

					
x4	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

At the property's front, there is a driveway providing parking space for three cars, leading to the garage. A pathway extends to the front door, flanked by two lawned areas on either side, adorned with mature plantings. Hedges line both sides, and a small garden wall adds a charming touch to the frontage.

Rear Garden

The rear garden features a combination of lawn and patio areas, with a gate providing access to the front of the property. Hedging lines on both sides, accompanied by a terraced fence. Towards the rear, there is a hedge bordering the fields beyond. Additionally, the garden includes a shed, and its complete enclosure makes it an ideal and secure space for children and pets.

Tenure

Freehold

Council Tax Band

E (£2,660 p/yr)

Rental Value

£2,400 and £2,500 per calendar month

Plot/Land Area

0.07 Acres (292.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Borough

South Bucks

Transport Links

Langley (Berks) Rail Station - 0.89 miles away
 Iver Rail Station - 1.18 miles away
 Uxbridge Underground Station - 2.94 miles away

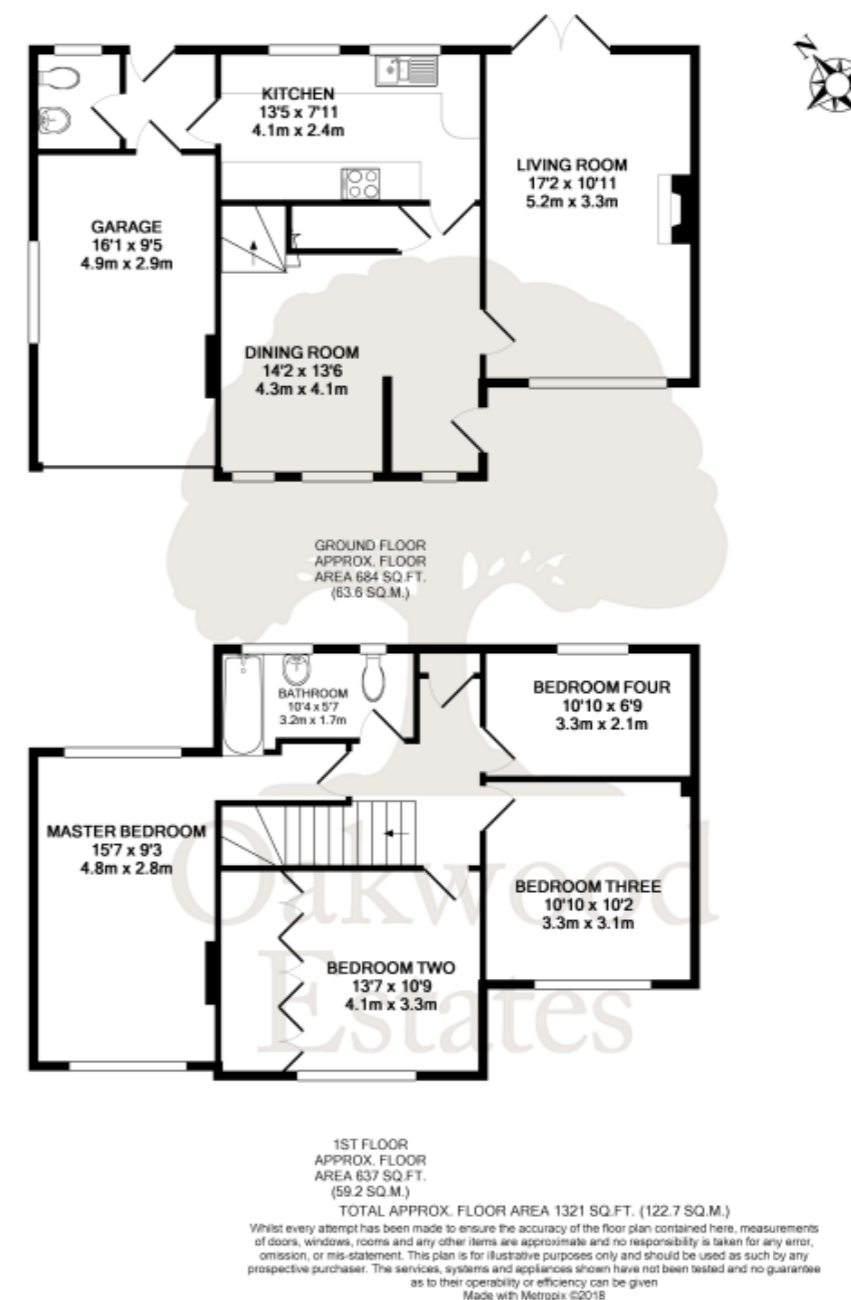
School Catchment

Iver Heath Infant School and Nursery
 Iver Heath Junior School
 The Chalfonts Community College
 Burnham Grammar School
 Beaconsfield High School
 John Hampden Grammar School
 Plus many more.

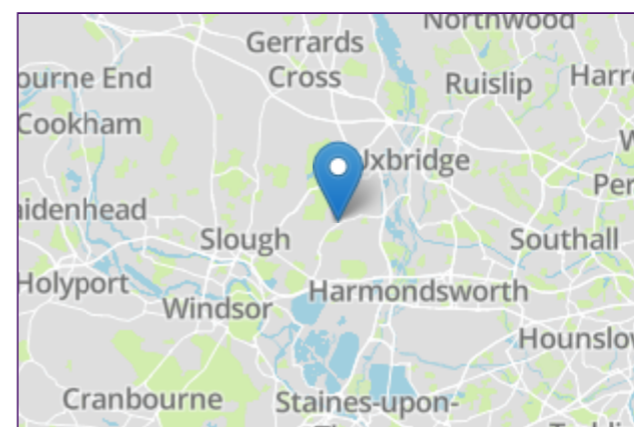
Area

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



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		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	