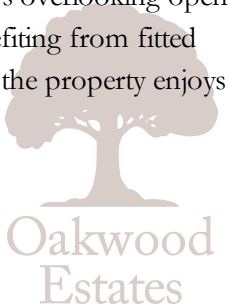




Oakwood Estates are pleased to present to the market this immaculate two-bedroom ground floor maisonette, beautifully presented throughout and situated in a quiet cul-de-sac location within walking distance of Langley Park Country Park. This spacious home offers bright and versatile accommodation, ideal for families, first-time buyers, or downsizers alike. Externally, the property benefits from a substantial front garden with excellent potential to create a private driveway (STPP), while the impressive rear garden provides a fantastic outdoor space complete with a 17ft outbuilding, ideal for a home office, gym, or storage. Further enhancing the appeal, the property offers excellent potential to extend (STPP), allowing buyers the opportunity to further increase the living space and add value. Conveniently located close to local amenities, transport links, and highly regarded schools, this exceptional maisonette combines peaceful surroundings with practical living.

Upon entering, you are welcomed by a generous entrance hallway benefiting from built-in storage. The hallway leads through to a beautifully bright and airy lounge, offering excellent living space. The modern fitted kitchen features a range of contemporary eye and base level units and includes an integrated fridge/freezer, gas hob and oven, along with plumbing for a washing machine. A door from the kitchen provides direct access to the private rear garden. The stunning south-facing rear garden is mainly laid to lawn and enjoys a high degree of privacy and seclusion, with a separate patio area ideal for outdoor dining and entertaining. The garden further benefits from a shed with outdoor power and delightful views overlooking open fields. The property boasts two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobes, alongside a newly fitted contemporary bathroom suite finished to a high standard. Externally, the property enjoys both front and rear gardens, further enhancing the appeal of this exceptional home.



Property Information

- 

LEASEHOLD - 95 YEARS REMAINING
- 

2 BED GROUND FLOOR MAISONETTE
- 

IMMACULATE CONDITION
- 

VILLAGE LOCATION
- 

CLOSE TO TRANSPORT LINKS
- 

COUNCIL TAX - BAND C
- 

LARGE REAR GARDEN
- 

CUL DE SAC LOCATION
- 

WALKING DISTANCE TO LANGLEY PARK COUNTRY PARK
- 

LARGE FRONT GARDEN WITH POTENTIAL FOR DRIVEWAY



x2

Bedrooms



x1

Reception Rooms



x1

Bathrooms



0

Parking Spaces



Y

Garden



Y

Garage

Tenure

Leasehold - Years remaining
Service Charge & Ground Rent - £82.83

Council Tax

Council Tax - Band C - £2,286.66

Mobile Coverage

5G Voice and Data

Internet

Ultrafast

Schools

For families in George Green (SL3 6BH), there is a strong mix of village-style Buckinghamshire schools and highly regarded Langley/Slough schools within realistic catchment or commuting distance. Primary options include Iver Heath Infant School and Nursery and Iver Heath Junior School, which are popular for their quieter village feel and close community links. The Iver Village Junior School is another well-established Buckinghamshire option with local catchment priority. On the Slough/Langley side, Langley Hall Primary Academy is one of the strongest nearby academy primaries and highly sought after locally, while Marish Primary School is a large, popular feeder school for Langley secondary routes. For mainstream secondary education, Langley Academy is one of the main non-selective secondary schools serving the area and is well known for its modern campus and sixth form provision. Langley Hall Arts Academy offers a smaller arts-focused setting, while Wexham Secondary School is another realistic and established secondary option for George Green families. Chalfont Community College is also considered by some families wanting a Buckinghamshire comprehensive route rather than Slough grammar schools.

Transport

George Green (SL3 6BH) is well positioned for transport, offering a balance of village-style living with excellent access to London, Heathrow and the motorway network. The nearest railway station is Langley Railway Station, around 1 mile away, providing direct Elizabeth line services into London Paddington, the City and Canary Wharf, with Paddington reachable in approximately 25 minutes. The area also benefits from proximity to Slough Railway Station and Iver Railway Station, giving additional Elizabeth line and Great Western Railway connections across Berkshire and into central London. George Green has convenient access to the M4 via Junction 5, with strong links onward to the M25, M40 and Heathrow Airport. Local bus routes connect George Green with Langley, Slough, Iver, Uxbridge and Heathrow, while nearby underground access is available from Uxbridge Underground Station and Heathrow Terminal 5.

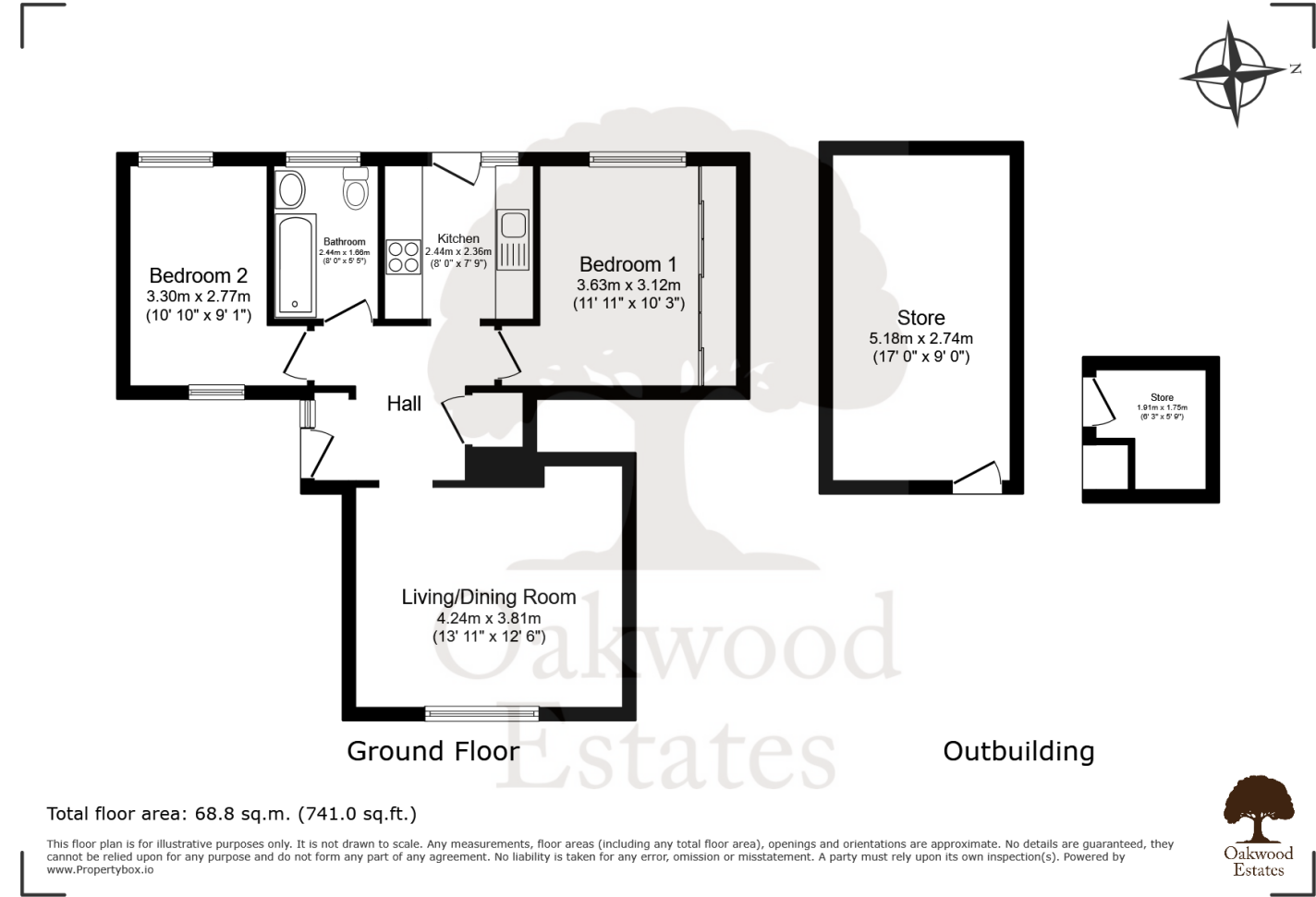
Area

George Green (SL3 6BH) is a sought-after semi-rural village area on the Buckinghamshire/Berkshire border, popular with families looking for a quieter residential setting while still benefiting from excellent transport links and highly regarded schools nearby. The area has a strong community feel, with a traditional village green, local pubs, parks and nearby countryside walks, whilst remaining close to Langley, Slough, Iver and Heathrow. One of the area's biggest attractions is its access to open green space and country parks. Residents are within easy reach of Black Park Country Park and Langley Park Country Park, both offering extensive woodland walks, lakes, cycling routes and family recreation areas. OThe parks form part of the wider Colne Valley parkland network and are regularly used for walking, running and outdoor activities.Families are particularly attracted to the combination of strong school options across both Buckinghamshire and Slough grammar systems, alongside the balance of village living and convenient access to larger town centres. Overall, George Green offers a rare mix of countryside surroundings, good transport connectivity and highly regarded schooling, making it one of the more desirable residential pockets around Langley and Iver.

Council Tax

Band C

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	