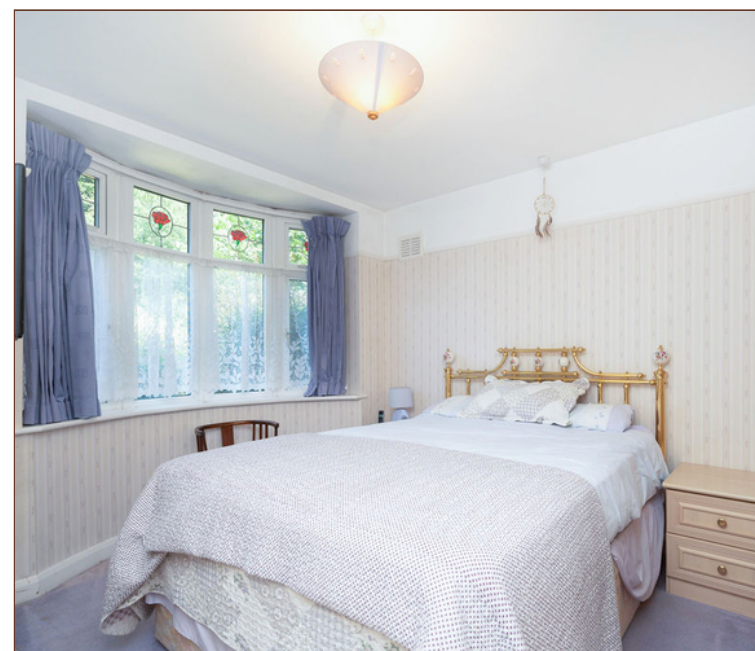




Oakwood Estates are delighted to present this charming chain-free, two-bedroom detached bungalow to the market. Offering a wonderful opportunity to acquire a well-maintained and thoughtfully updated home, this attractive property combines comfortable single-storey living with generous accommodation, beautifully established outdoor space, and a peaceful outlook over open countryside.

Approached via a driveway providing ample off-road parking, the property enjoys excellent kerb appeal. To the rear, the south-facing garden is a particular feature, offering a tranquil setting with lovely views over an open field where horses can often be seen grazing. The garden provides a fantastic space for relaxing and entertaining, with a paved patio area, garage, and greenhouse, ideal for those who enjoy gardening or making the most of outdoor living.

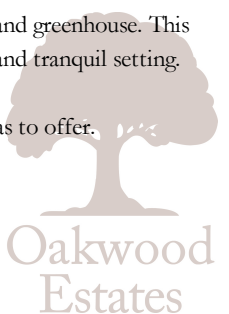
Upon entering the property, the well-designed layout offers a comfortable and practical living space. The spacious living room provides a warm and inviting environment, featuring an attractive fireplace that creates a charming focal point. Leading on from the living room is the conservatory, a bright and versatile additional reception space overlooking the garden, providing the perfect spot to relax, enjoy the views, or entertain guests throughout the year.

The kitchen has been tastefully updated with stylish shaker-style units, offering a modern and practical space with ample storage and preparation areas.

The property benefits from two generously proportioned bedrooms, both featuring fitted wardrobes, providing excellent storage while maintaining a spacious and comfortable feel. Completing the accommodation is a fully tiled bathroom fitted with a modern walk-in shower, combining style and convenience.

Externally, the property continues to impress with its south-facing rear garden, peaceful field views, driveway parking, garage, and greenhouse. This delightful detached bungalow offers an excellent opportunity for those seeking comfortable single-storey living in a desirable and tranquil setting.

Early viewing is highly recommended to fully appreciate the space, presentation, and lifestyle this wonderful home has to offer.



Property Information



FREEHOLD PROPERTY



NO ONWARD CHAIN



TWO LARGE BEDROOMS



SOUTH FACING GARDEN WITH VIEW OVER FIELDS



CLOSE TO LANGLEY STATION, AND LOCAL MOTORWAYS



BAND: F ANNUAL PRICE: £3,715.82



DETACHED



DRIVEWAY & GARAGE



GREAT ORDER THROUGHOUT



CONSERVATORY



x2

Bedrooms



x2

Reception Rooms



x1

Bathrooms



x2

Parking Spaces



Y

Garden



Y

Garage

Tenure

Freehold Property

Council Tax Band

Band: F
Annual Price: £3,715.82

Plot/Land Size

0.09 acres

Mobile Coverage

5G Voice and data

Broadband

Basic: 12 Mbps
Superfast: 80 Mbps

Transport

Holly Bush Lane benefits from excellent transport links, making it ideal for commuters and families alike. Langley station is just a short walk away, providing fast and direct services into Central London via the Elizabeth Line, with journeys to Paddington and beyond quick and convenient.

For road users, the property offers easy access to major routes including the M4 motorway UK, M25 motorway UK, and A40 road UK, ensuring excellent connectivity to London, Heathrow Airport, and the wider motorway network.

Additionally, Heathrow Airport is within easy reach, making this location particularly appealing for frequent travellers. Local bus services also operate nearby, offering convenient connections to surrounding towns such as Uxbridge and Slough.

Local Area

Iver is a village located in the county of Buckinghamshire, England. It is situated around 17 miles west of London and has a population of around 11,000 people. The village is well known for its picturesque countryside, with many walks and trails available for visitors to explore. In terms of amenities, Iver has a good range of shops, pubs, and restaurants, making it a popular destination for tourists and locals alike. The village is also home to a number of historic buildings and landmarks, such as the 12th-century St. Peter's Church and the Grade II listed Richings Park, a former country estate. Overall, Iver is a charming village with a rich history and plenty to offer for those looking to explore the English countryside.

Schools

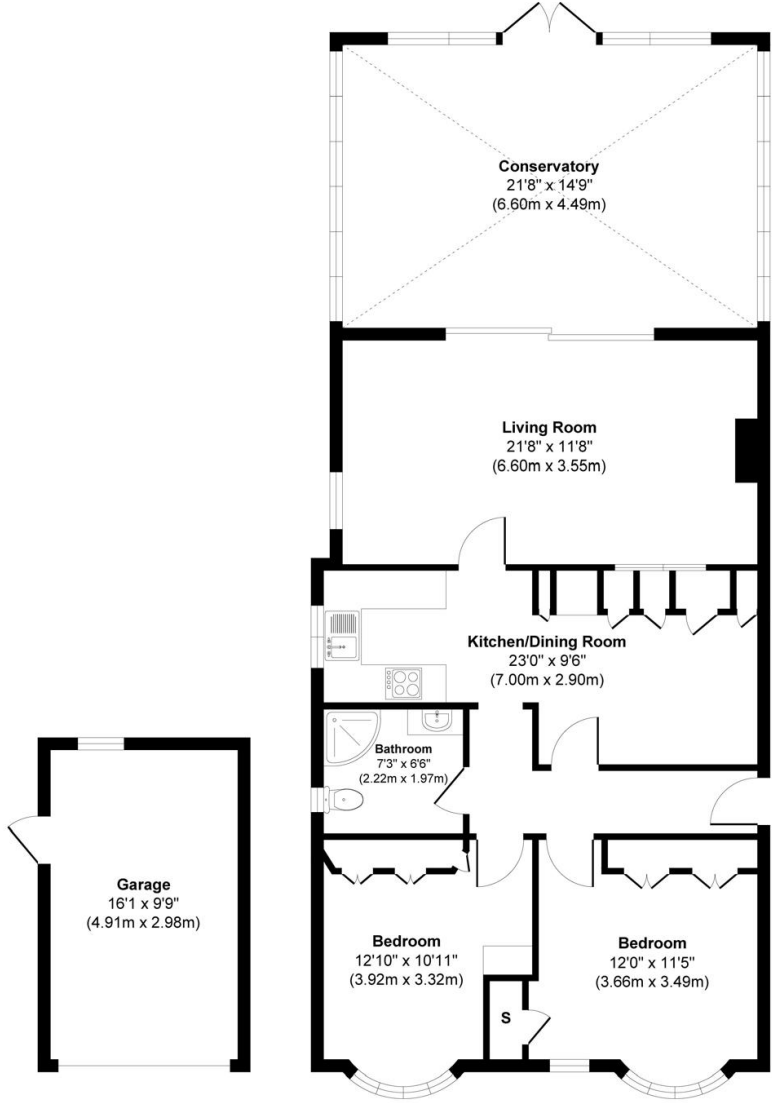
The area is exceptionally well served by a wide selection of reputable schools, making it an ideal location for families. Nearby options include Iver Infant School and Nursery and Iver Junior School, both popular choices for younger children. For secondary education, The Chalfonts Community College offers 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

Approximate Gross Internal Area
Main House = 1179 sq. ft - 109.56 sq. m.
Garage = 157 sq. ft - 14.63 sq. m.
Total = 1336 sq. ft - 124.19 sq. m.



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.

