

Langley Park Road  
Iver  
SL0 9RE





## 45 Langley Park Road £3,800 Per Month

This beautifully presented six bedroom / four bathroom detached family home boasts large gardens and multiple parking and is located in the popular village of Iver.

This property has been finished to a very high specification throughout and has wonderful views across open fields giving a real countryside feel. The large accommodation comprises a welcoming hallway, a study, a downstairs cloakroom, an open plan kitchen/breakfast room, a large 'L' shaped lounge/dining room with access to the garden. On the first floor there is a family bathroom and five bedrooms, two of which have ensuite bathrooms, whilst on the second floor there is a further double bedroom with en-suite bathroom.

Outside, to the front, there are large gardens

accessed via a gated drive which provides off street parking for many cars, and there is also much space to the side which leads to a very large and private back garden with a patio seating area.

Iver is popular for its tranquillity whilst being very accessible via road, with easy and fast access to the M40, M25, M4 and A40, whilst Iver station gives access into London and future Cross rail connections. It is as well also well positioned for Heathrow which is approximately 7 miles away.

The property is let on an unfurnished basis - call today to arrange a viewing.

Local Authority

South Bucks

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

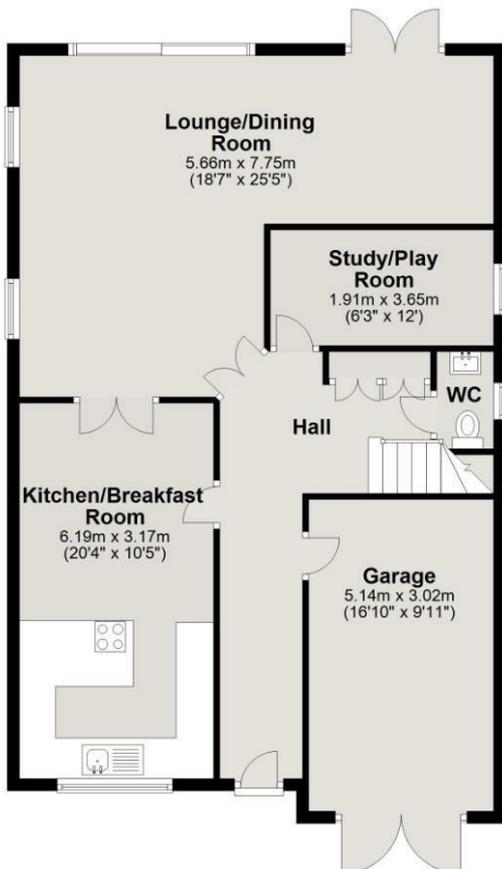
England & Wales EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

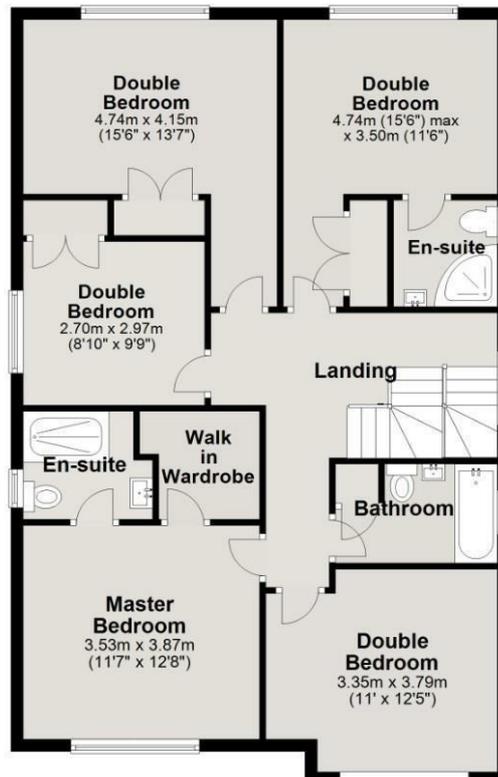
### Ground Floor

Approx. 94.1 sq. metres (1012.7 sq. feet)



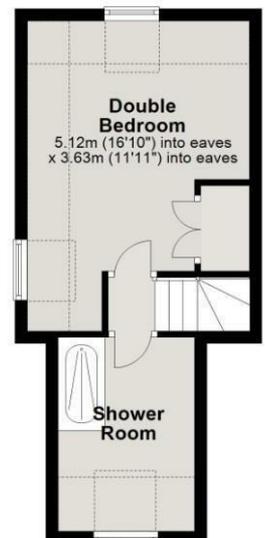
### First Floor

Approx. 93.6 sq. metres (1007.6 sq. feet)



### Second Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



Total area: approx. 213.6 sq. metres (2299.7 sq. feet)



**Ealing Lettings**  
38 St Mary's Road  
Ealing  
W5 5EU



**Contact**

020 8567 2648

[ealing@huntmorehomes.com](mailto:ealing@huntmorehomes.com)

[huntmorehomes.com](http://huntmorehomes.com)

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