



26 Wood Lane Close, Iver, Buckinghamshire,
SL0 0LT

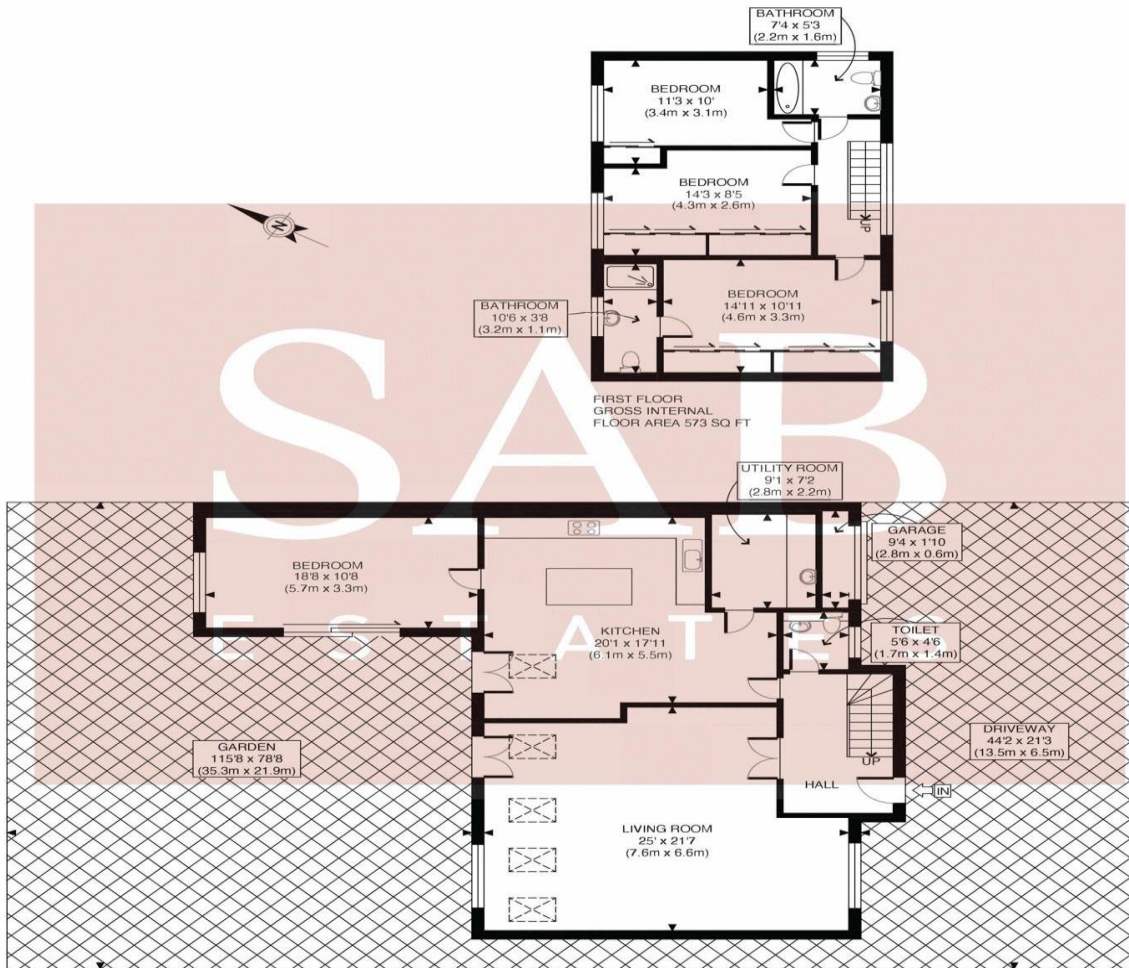
For Sale £1,200,000

- ❖ Exquisite Detached House
- ❖ Modern Throughout
- ❖ Excellent Location
- ❖ Freehold
- ❖ Council Tax Band G
- ❖ Elegant Decor
- ❖ Three Bathrooms
- ❖ Three/Four Bedrooms
- ❖ Huge Private Rear Garden
- ❖ 1796 ft sq / 167 m sq

SAB Estates are delighted to introduce to the market this exquisite detached house situated in the tranquil and secluded Wood Lane Close. The property boasts exceptional, meticulously crafted to the highest specifications. Its bright interiors are enhanced by an abundance of natural light, providing a warm welcoming ambience. The moment you step inside you'll be greeted by the spacious, bright living room and kitchen. The elegant decor in the living room creates a warm and inviting atmosphere, perfect for both residents and guests to relax and unwind. There's no shortage of space in the kitchen making meal prep a breeze. You will find a central island along with some seating, built-in appliances and an elegant marble work surface. Moreover, you can also find a dining table within the same area. Following through, you'll have access to the first bedroom. All three rooms offer easy access into the private rear garden. Finally, a bright WC with a modern touch can be found offering a wall-mounted toilet and sink. To the first floor you will find the remaining bedrooms, all of which are double. The master bedroom offers a fashionable, elegant en suite shower room. On the same level you will also find bedroom three and four. All bedrooms are equipped with built-in wardrobes, which are very practical in terms of storage. Last but not least is the chic bathroom featuring the bath tub, a sleek hanging toilet and sink. Garden and Grounds - Once you reach the property you are greeted by an ample driveway, which can fit multiple vehicles. You can also access the garage, which can be used for storage. As you continue, you'll find the gate separating the drive from an alleyway leading to the enormous private garden. The garden offers plenty of space, which can be used for leisure purposes. At the rear you can also find a tastefully designed summer house with a dedicated BBQ area.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1223 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1818 SQ FT / 169 SQM	Wood Lane Close
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1796 SQ FT / 167 SQM	date 07/03/23
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.	
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	

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