



Caprice, Bangors Road North, Iver Heath, Buckinghamshire, SL0 0BN

Guide Price £700,000

KRAIG BUTLER

exp[®] UK

@ kraig.butler@exp.uk.com

[kraigbutler.exp.uk.com](https://www.kraigbutler.exp.uk.com)

07860 332 825

Caprice, Bangors Road North, Iver Heath, Buckinghamshire, SL0 0BN

A beautifully presented detached bungalow offering light and spacious accommodation, excellent scope for extension, subject to the usual consents, and set within a handsome plot with ample parking and a large detached garage to the rear.

2 Double Bedrooms | En Suite Shower | Family Bathroom | Open Plan Living & Dining Room | Fitted Kitchen | Utility Conservatory/Garden Room | Attractive Gardens | Large Detached Garage with WC | Ample Driveway Parking | REF: KB-1250

THE PROPERTY: A welcoming entrance portico opens into the hallway, with two good-sized double bedrooms positioned to either side, both benefiting from built-in furniture. The principal bedroom enjoys the added luxury of a recently refitted en suite shower room, while a separate, well-appointed family bathroom serves the second bedroom.

A doorway at the end of the hallway leads into a superb open-plan living and entertaining space, centred around a decorative feature fireplace. The adjoining open-plan kitchen is fitted with a range of light oak-fronted cabinetry, complemented by ample work surfaces and space for appliances. A useful utility room provides additional storage and space for laundry appliances.

From both the kitchen and living area, access flows seamlessly into an impressive conservatory/garden room, which benefits from two sets of doors opening onto the rear patio and creating a wonderful connection with the gardens.





OUTSIDE: The property is approached via a beautifully maintained driveway providing ample parking and turning space. A small lawn lies to the front, while a mature hedge provides a degree of screening from the road.

The driveway continues along one side of the house and leads through to the rear gardens, where there is a large detached garage with a WC/cloakroom. The gardens themselves feature a patio terrace, a pergola draped with established climbing plants and providing a pleasant seating area, together with a lawn leading to a further paved area and a working well.

SITUATION: The property enjoys a highly convenient position, approximately 350 metres from Iver Heath village, which offers a convenience store, doctor's surgery and local public house. Iver and Langley railway stations are both within approximately three miles, providing Elizabeth line services with direct connections into central London and beyond.



The wider Buckinghamshire area offers an excellent range of national retailers, leisure amenities and highly regarded state and independent schools. The property is also well placed for road travel, with the M40 and M25 both readily accessible, providing swift connections to Central London and Heathrow Airport. A further highlight is the property's proximity to world-famous Pinewood Studios, located approximately one mile away.

TENURE: Freehold

LOCAL AUTHORITY: Buckinghamshire Council

SERVICES: Mains Gas, Electricity and Water

COUNCIL TAX: BAND F

EPC RATING: TBC

DIRECTIONS: What3words: ///
appear.coins.candy

FOR ENQUIRIES QUOTE: KB-1250



Approximate Gross Internal Area = 124.7 sq m / 1,342 sq ft
Garage = 26.9 sq m / 289 sq ft
Total = 151.6 sq m / 1,631 sq ft

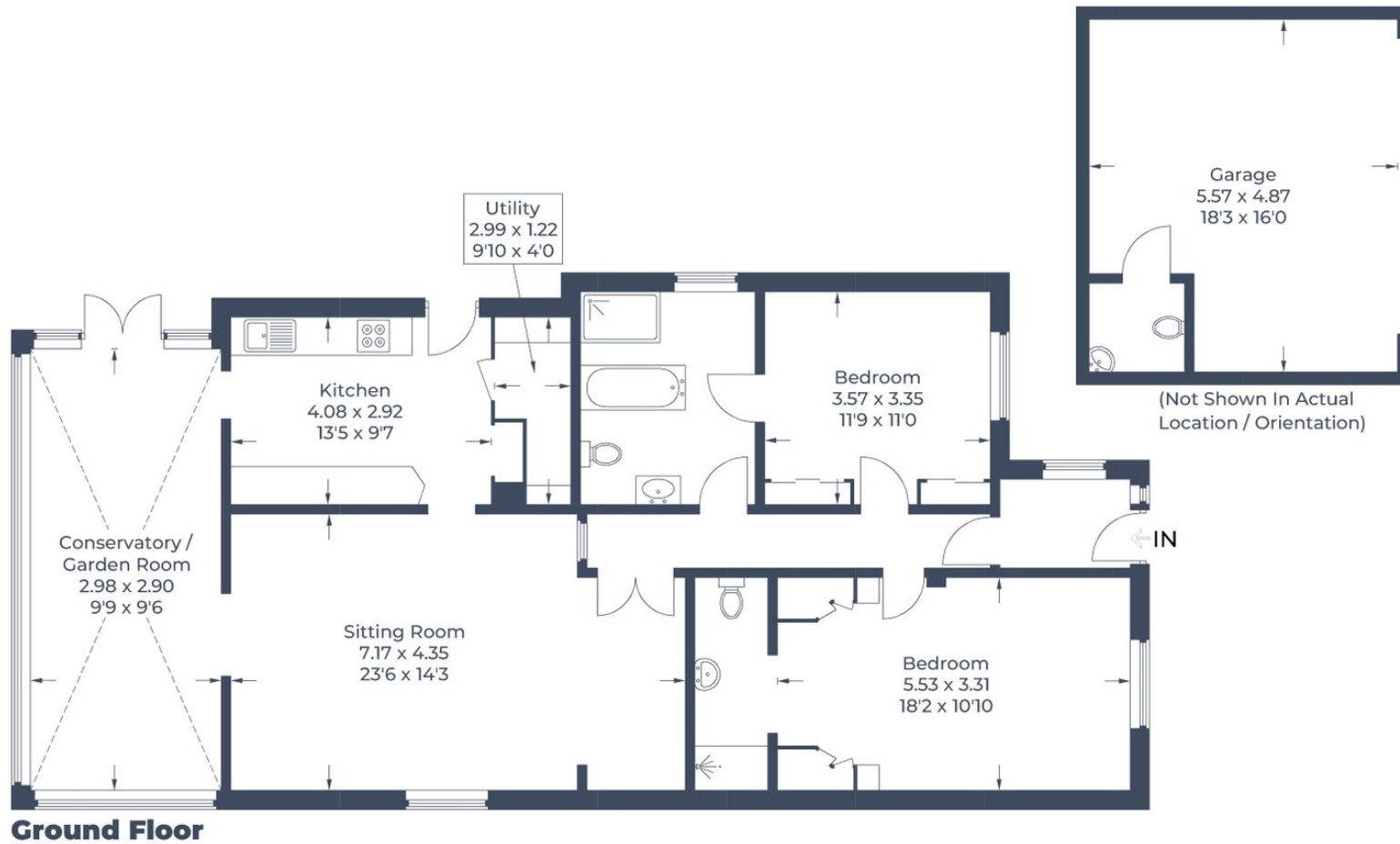


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing