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Old Slade Lane, Richings Park, Buckinghamshire. SL0 9DR.

£1,880,000 Freehold

A beautifully presented executive home which is situated in Ivers Premier location - Old Slade Lane, that is also walking distance to Iver Station and therefore Crossrail. There is 3621 square ft of accommodation on offer, while the overall plot is 0.25 acres

You enter this immaculate, three storey, five bedroom, four bathroom family home through a secure, gated entrance that opens up onto a large, block paved drive, which in turn offers parking for some 7/8 cars. This nicely kept frontage is wall enclosed, and also gives you easy access to the garage.

As you head inside, there is immediately a light and airy feel to the property via an impressive entrance hallway, with then it's standout feature on the ground floor being the spacious 37'9 x 16'10 entertaining area which comes as a joint kitchen/family/dining room. This magnificent space really is the hub of the home, and offers a variety of high end, contemporary styled handleless units, a centre isle, and also enough space for more than one sofa and a large dining table/chairs.

Also on the ground floor is a double aspect 16'1 x 14'4 TV room, a storage room, utility/spice kitchen, and a cloakroom.

On the first floor are four first floor bedrooms and three high quality bathrooms. Bedroom one is some 17'6 x 16'6, offers views over the rear garden, has an ensuite bathroom and built in storage/wardrobes. Bedroom two also faces the rear, measures 17'5 x 11'8 and has extensive fitted wardrobes plus an ensuite bathroom. Bedrooms three and four are also good sizes that both overlook the front of the property, while a spacious family bathroom, with it's corner bath, separate shower and his and hers basins, complete this floor.

The top floor is also as impressive as it houses a fabulous quest suite. The bedroom measures 26'3 x 11'3, has it's own dressing room and another ensuite bathroom. There is also some additional eaves storage too.



Outside and into the garden, there is a good patio, large lawn and a variety of shrubs. This lovely, large yet easily maintained garden is secluded, and therefore perfect for entertaining and dining alfresco.

#### THE AREA

The property is located within walking distance of various local amenities and to Iver Train Station, operated by the Great Western Railway to London, Paddington and Oxford, and now connected via Crossrail, which further reduce journey times.

Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away.

Iver has an excellent choice of state and independent schools. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park.

The larger centres of Gerrards Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.



#### Important Notice

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# 14 Old Slade Lane

Approximate Gross Internal Area

Ground Floor = 144.7 sq m / 1,557 sq ft

First Floor = 124.0 sq m / 1,335 sq ft

Second Floor = 59.8 sq m / 644 sq ft

Garage = 7.9 sq m / 85 sq ft

Total = 336.4 sq m / 3,621 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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