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SPECIALISTS IN PROPERTY



Bathurst Walk, Richings Park, Buckinghamshire. SL0 9EF.

Offers in Excess of £950,000 Freehold

A magnificent 2146 square foot four bedroom, two bathroom, three reception semi, which has been extended double storey to the side and rear, and has been the subject of major investment and refurbishment by the current owners. This stunning property also features a large rear garden with outbuildings including an office, and is also walking distance to local shops and Iver Station where you can join the Elizabeth Line (Crossrail).

Internally, the standout feature of the ground floor is the 26'7 x 24'10 kitchen/family room that has not only bi folding doors opening out onto the garden, but two ceiling lanterns which flood the area with natural light. This fantastic space also includes a media wall, a 3.3 metre centre island, range cooker with wide over-mantel, ample eye and base kitchen units, and an integrated speaker system. Off this room you have a 13'7 x 11'9 play room which can be accessed from the hall if required, and a utility room. At the front of the ground floor are a cloakroom/wet room, and a 11'11 x 9'10 sitting room.

Upstairs, the impressive master suite measures 18'3 x 13'6 and has a dressing area plus a large wet room ensuite. There is a 13'7 x 11'11 rear aspect bedroom two, 11'11 x 11'8 bay fronted bedroom three, 10'2 x 7'11 bedroom four, plus a family bathroom with inset bath, large separate shower, and his and hers countertop washbasins.

The impressive garden is a great space for the family to enjoy during the summer months and has a decking area, lawn, patio and extensive mature shrub/tree borders. The 16'5 x 9'10 garden office includes a shower, toilet, washbasin, TV and internet access points, and is located at the rear, where





there are also two storage sheds.

Other benefits include engineered oak flooring on the ground floor, zonal underfloor heating system throughout, pressurised (unvented) water system, hardwood windows and parking at the front of the property for three cars.

#### 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 of course now connected to Crossrail, which will 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	81
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### Important Notice

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Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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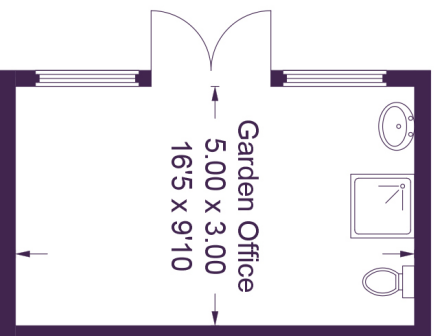
Approximate Gross Internal Area

Ground Floor = 106.1 sq m / 1,142 sq ft

First Floor = 78.3 sq m / 843 sq ft

Garden Office = 15.0 sq m / 161 sq ft

Total = 199.4 sq m / 2,146 sq ft



(Not Shown In Actual  
Location / Orientation)



**Ground Floor**

**First Floor**

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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