



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



31 Syke Ings, Richings Park, Iver, Buckinghamshire. SL0 9ER.

Offers in Excess Of £900,000 Freehold



Hilton King & Locke are pleased to bring to the market this rarely available detached bungalow in Richings Park, on a level plot approaching 1/4 acre, which is ideal if you are looking for a project and something to turn into your dream home.

Situated in most sought after Syke Ings, only a few minutes' walk to Iver Station and the Elizabeth line, this three-bedroom character property has been lived in by the present owner since 1941. There is also no upper chain involved meaning a quick and easy purchase is available.

Many bungalows in Richings Park have now been developed on and replaced by much more substantial homes, this property will be in extremely high demand, and we urge you to contact our offices as soon as possible to register your interest.

Existing accommodation includes two reception rooms, a kitchen and three bedrooms and a shower room. The living room offers a delightful double aspect and has french doors that lead out to the quite stunning grounds.

Outside and to the front is a paved and gated driveway which offers ample off-road parking, plus potential to turn into a carriage driveway (subject to consent). There is also a detached garage at the side.

To the rear is a beautiful garden which is very secluded and is mainly laid to lawn with extensive shrubbery.

#### 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.




**Important Notice**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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.



23 High Street  
Iver Buckinghamshire SL0 9ND

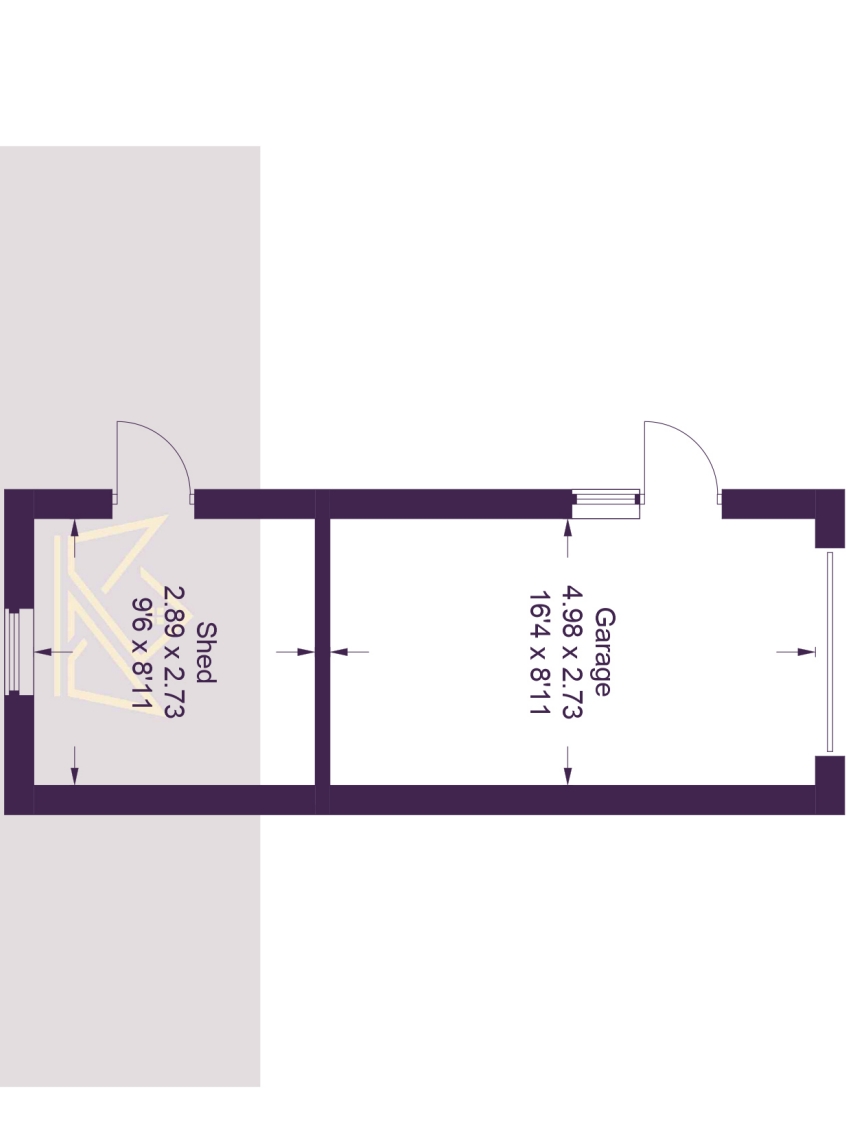
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# 31 Syke Ings

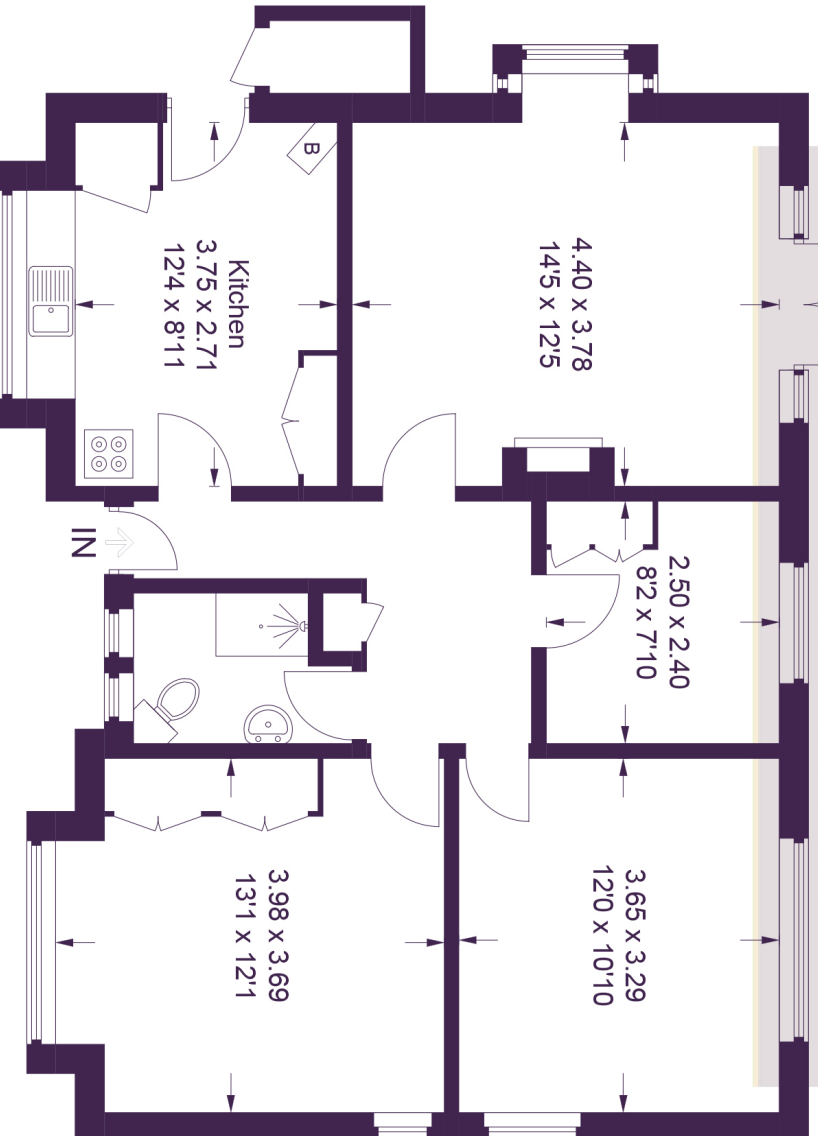
Approximate Gross Internal Area = 74.3 sq m / 800 sq ft

Outbuildings = 23.5 sq m / 253 sq ft

Total = 97.8 sq m / 1,053 sq ft



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(Not Shown In Actual Location / Orientation)



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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