

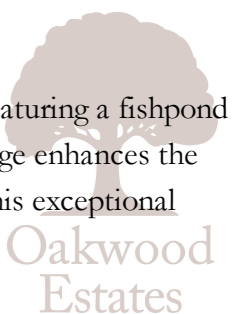


Oakwood Estates proudly presents this impeccably maintained and delightful four-bedroom detached character chalet bungalow, offering versatile living spaces and abundant charm. Nestled in the coveted Richings Park area, the property is accessed through double iron front gates, providing parking for two/three cars. The surrounding gardens, secluded and appealing, enhance the internal ambience, offering picturesque views from most rooms. A viewing is highly recommended to fully appreciate the property's unique features.

Upon entering, a welcoming entrance porch leads to a spacious hallway, guiding you to the sitting room adorned with a captivating brick-built fireplace featuring a wood burner, creating a cosy atmosphere with views of the stunning garden. The family dining room, connected to the fully fitted kitchen with integrated oven and space for free-standing appliances, provides access to bedroom one with fitted wardrobes and bedroom two (currently utilized as a study). Completing the ground floor is a three-piece shower bathroom.

Ascending to the first floor, two additional bedrooms boast ample eave storage and fitted wardrobes. A three-piece bathroom completes the upstairs layout.

The property is surrounded by a beautifully landscaped garden, predominantly laid to lawn and featuring a fishpond—an ideal setting for entertaining or basking in the sunshine. The added convenience of a garage enhances the appeal of this charming residence. Viewing is highly recommended to avoid missing out on this exceptional property.

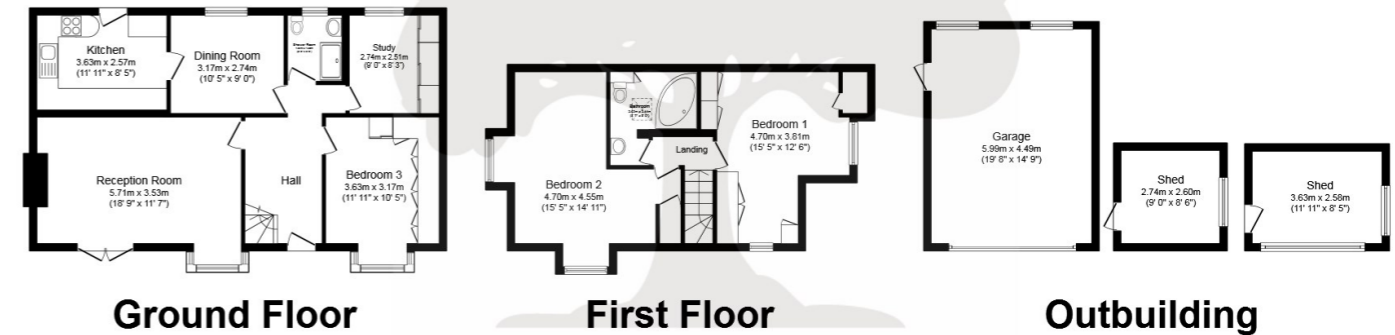


Property Information

-  FREEHOLD
-  FOUR BEDROOMS
-  TWO OUT BUILDINGS
-  TWO BATHROOMS
-  GOOD SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND E (£2,660 P/YR)
-  DOUBLE GARAGE & DRIVEWAY
-  TWO RECEPTIONS
-  CLOSE TO IVER STATION (CROSSRAIL)
-  SUNNY GARDEN

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x4 | x2 | x2 | x2 | Y | Y |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Floor Plan



Oakwood Estates

Total floor area 160.9 sq.m. (1,732 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Tenure

Freehold

Council Tax Band

E (£2,660 p/yr)

Plot/Land Area

0.17 Acres (679.00 Sq.M.)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Transport Links

Iver Station - 0.31 miles

West Drayton Station - 1.36 miles

Langley (Berks) Station - 1.69 miles

London Heathrow Airport - 3 miles

Schools

Iver Village Infant School

The Iver Village Junior School

Burnham Grammar School

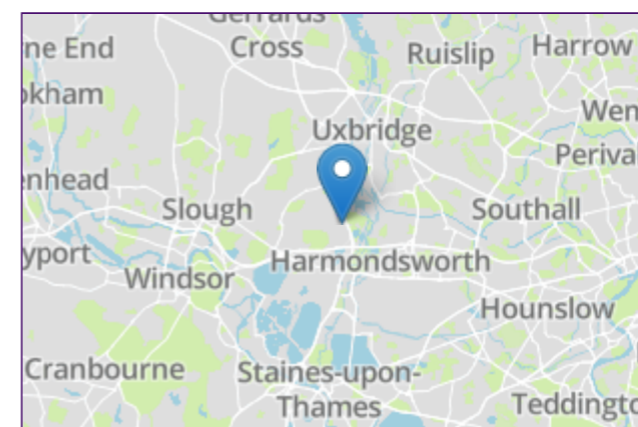
The Chalfonts Community College

Beaconsfield High School

With the potential for the following schools - Langley Grammar, Slough Grammar, St Bernard's Catholic Grammar School and Herschel Grammar School, plus many more.

Area

Richings Park is a suburban area located in Buckinghamshire, England, near the town of Iver. It is known for its picturesque surroundings and proximity to the Colne Valley Regional Park, which offers beautiful green spaces and outdoor recreational activities. Richings Park is primarily a residential area, characterized by a mix of detached houses, semi-detached houses, and apartment complexes. The community enjoys a tranquil atmosphere and a strong sense of community spirit. One notable feature of Richings Park is its railway station, which provides convenient access to London Paddington and other destinations. This makes it an attractive place to live for commuters who work in the city but prefer a quieter suburban lifestyle. The area is also home to a few local amenities, including shops, restaurants, and a primary school. For more extensive shopping and leisure facilities, residents can easily access nearby towns such as Iver, Slough, and Uxbridge. Overall, Richings Park offers a balance between countryside living and easy access to urban amenities, making it an appealing place to reside for those seeking a peaceful suburban environment within commuting distance of London and Heathrow Airport.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 86 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 47 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |