



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



46 Syke Ings, Richings Park, Buckinghamshire. SL0 9EU.

£950,000 Freehold

Hilton King & Locke are pleased to bring to the market this deceptively spacious three-bedroom, two large receptions, detached bungalow that is situated in a prime location of Richings Park and offers lots of scope to extend/develop (STPP), there is a large rear garden plus a double car port to the side and a garage, large loft area with eve storage. As you enter the property, there is an excellent frontage with parking for around four cars.

Internally, on the ground floor you are greeted by a large entrance porch, leading through to a spacious living room(20'8x12'8) with double patio doors leading to the large garden, front aspect dining room (11'10x12'8), fully fitted kitchen with built in appliances (17'3x11'10), bedroom one (13'4x12'7)has the benefit of fitted wardrobes, WC and hand basin, bedroom two (11'6x12'7) also with a fitted double pull down bed unit with storage, three piece family bathroom and this property also has the added benefit of a large conservatory(10'10x10'9).

First Floor consists of bedroom three (16'9x8'11) study room and three-piece shower room.

Outside- the large family garden has mainly laid to lawn with a generous patio area, perfect for outdoor dining in Summer with the benefit of a garage and side access.



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 soon to be connected via 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

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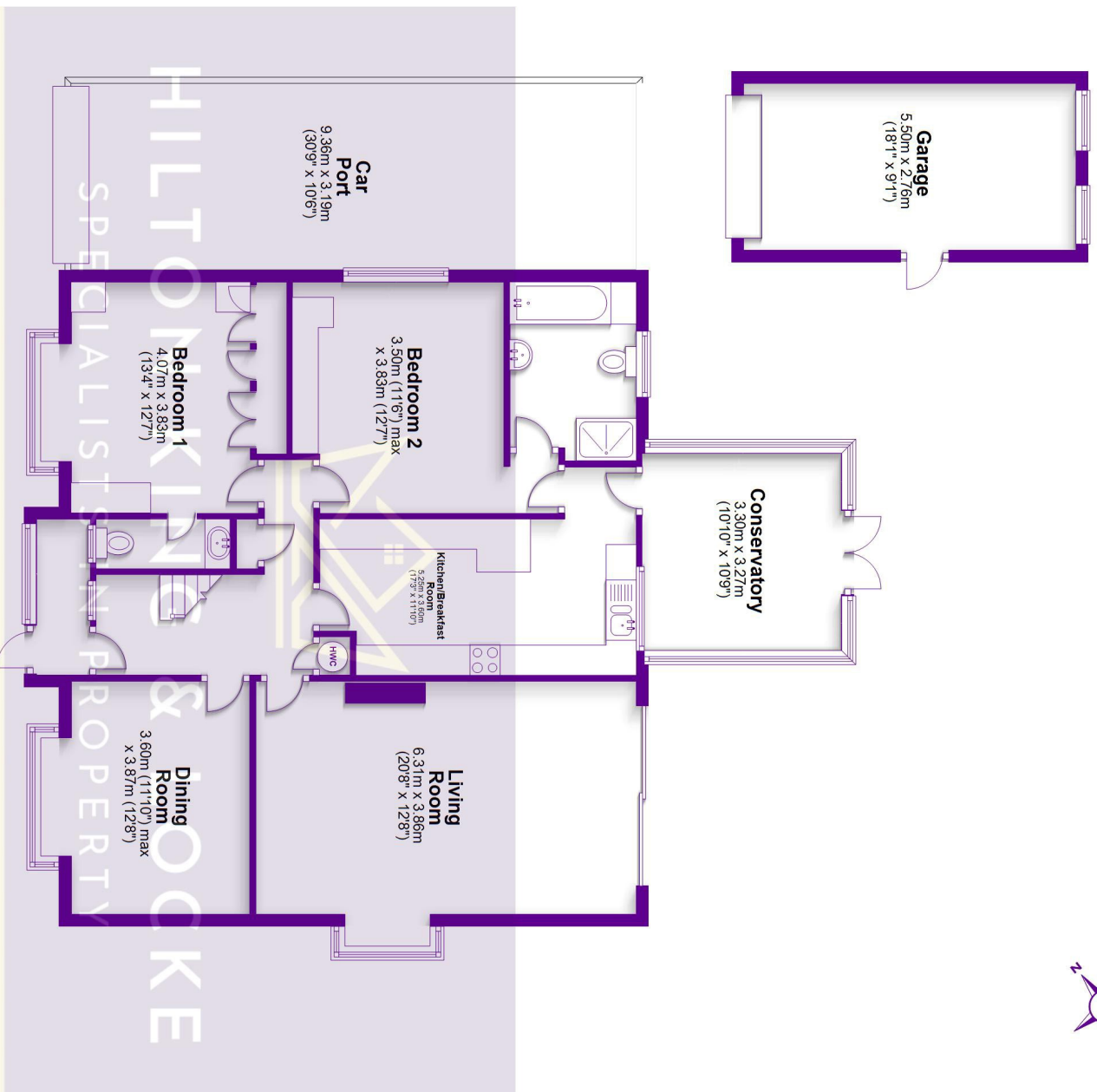


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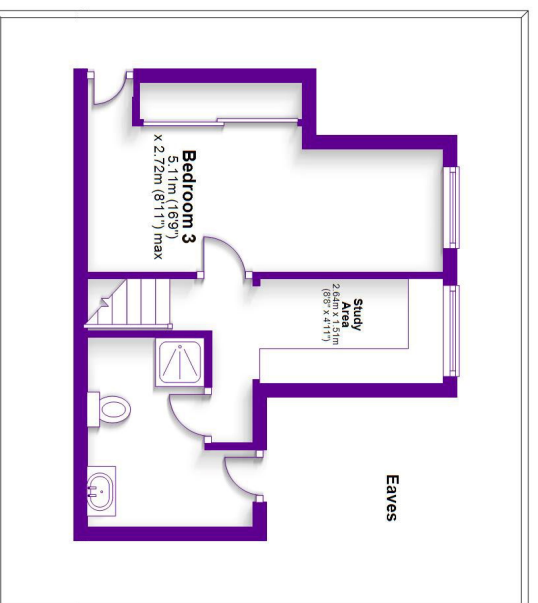
Ground Floor

Approx. 128.5 sq. metres (1382.9 sq. feet)



First Floor

Approx. 25.1 sq. metres (270.4 sq. feet)



Total area: approx. 153.6 sq. metres (1653.3 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total areas include garages and outbuildings - My Home Property Marketing - Unauthorised reproduction prohibited.
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