



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



3 Bathurst Close, Iver, Buckinghamshire. SL0 9AB.

£665,000 Freehold

Rarely Available Two Bedroom Detached Bungalow – No Onward Chain  
– Prime Richings Park Location!

Hilton King & Locke are delighted to bring to market this rarely available two-bedroom detached bungalow, situated in a quiet and sought-after cul-de-sac within Bathurst Close, part of the ever-popular Richings Park. Offered with no onward chain, this well-positioned home presents an excellent opportunity for downsizers, investors, or those looking for convenient single-storey living in a peaceful yet well-connected setting just a short walk from Iver's Crossrail station, the property provides fast and direct links to Central London, making it ideal for commuters. Set on a generous plot, the bungalow offers huge potential for modernisation or extension (subject to planning permission), giving future owners the chance to add significant value.

The welcoming entrance hall leads to all areas of the home. Both bedrooms are well-proportioned, while the kitchen provides excellent storage and space for freestanding appliances. The large living/dining room offers a perfect setting for relaxing or entertaining, and the adjacent conservatory allows for year-round enjoyment of the garden. This property also benefits from a family shower room,

Outside, the rear garden is private and well maintained, featuring a storage shed and plenty of room for outdoor seating or planting. The property also benefits from a detached garage with power and driveway parking for multiple vehicles. Early viewing is strongly recommended to avoid disappointment—this is a rare opportunity to secure a detached bungalow in one of Richings Park's most desirable locations.

**Key Features:** Two double bedrooms (one with fitted wardrobes)  
Spacious living/dining room with room for sofa suite and dining table  
Bright conservatory overlooking the private, well-maintained rear garden  
Separate fitted kitchen with ample eye and base level storage, Family shower room  
Detached garage



with power, Driveway with off-street parking Quiet cul-de-sac location  
Excellent potential to extend (STPP)

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#### 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.



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### 3 Bathurst Close

Approximate Gross Internal Area

88.3 sq m / 950 sq ft

Garage = 12.7 sq m / 137 sq ft

Total = 101.0 sq m / 1,087 sq ft



(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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