



Somerset Way, Richings Park, Buckinghamshire. SL0 9AF.

Offers in Excess of £900,000 Freehold

FOUR BEDROOM EXTENDED DETACHED IN MOST SOUGHT AFTER RICHINGS PARK

2000 SQUARE FT OF ACCOMMODATION

HUGE PLOT WITH FURTHER POTENTIAL TO EXTEND/DEVELOP

WALKING DISTANCE TO IVER STATION AND CROSSRAIL

An extended detached house which is located in desirable Richings Park, and walking distance to Iver Station where Crossrail will shortly join in 2022/23.

This property is in need of updating, which is perfect if you are looking for a project where you can reconfigure a property and make it your own. This property is offered for sale with no upper chain and also has an extremely large plot.

Existing accommodation includes a spacious 15'9 x 10'4 entrance hall, 24'1 x 12'6 twin aspect living room which is open plan to the dining room, a 18'4 x 14'2 kitchen/breakfast room, 24'1 x 10'2 sun room, plus a front aspect bedroom which offers an ensuite bathroom.

Upstairs, is a large 17' x 12'4 master bedroom, with two sets of double wardrobes and a spacious ensuite with a panel bath plus separate shower cubicle, a 15'4 x 12'6 twin aspect second bedroom which again has two double wardrobes, a 9'5 x 7'3 third bedroom plus a family bathroom.

Outside and to the front there is ample off road parking and the huge rear garden offers scope to further extend or



develop (subject to the usual consents)

THE AREA

Located within walking distance to various local amenities and to Iver Station, operated by the Great Western Railway to London, Paddington and Oxford, and soon to be connected via Crossrail, which will largely 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 ("information") 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.

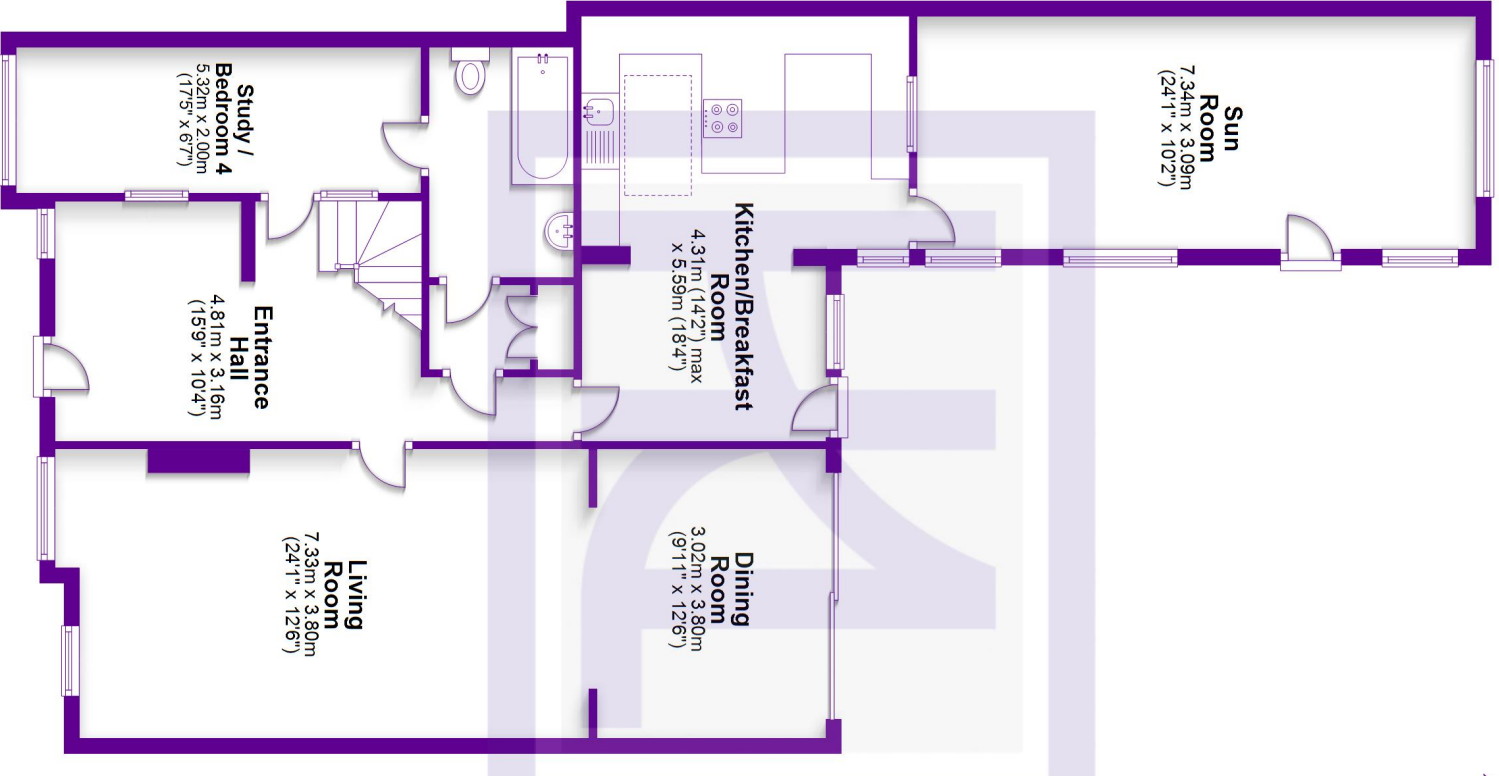


23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk

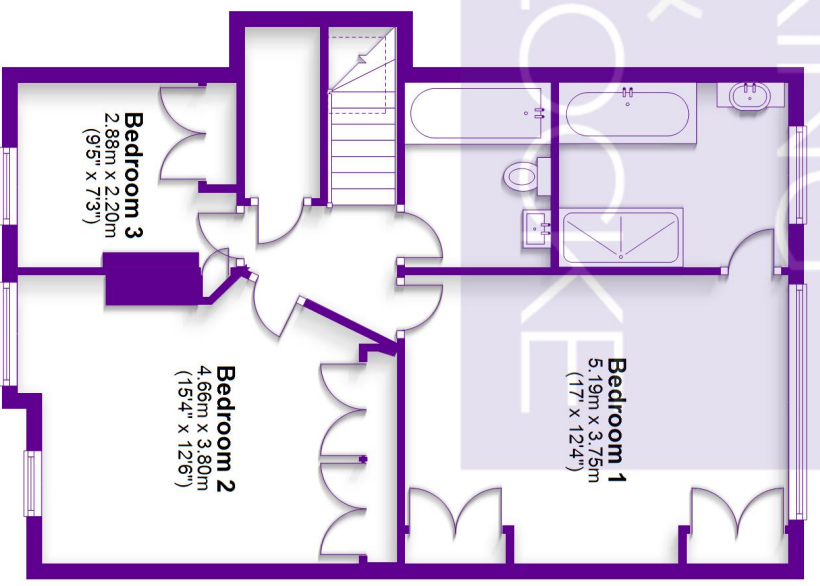
Approx. 121.5 sq. metres (1308.0 sq. feet)

Ground Floor



Approx. 64.5 sq. metres (694.0 sq. feet)

First Floor



Total area: approx. 186.0 sq. metres (2002.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only.
© My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.