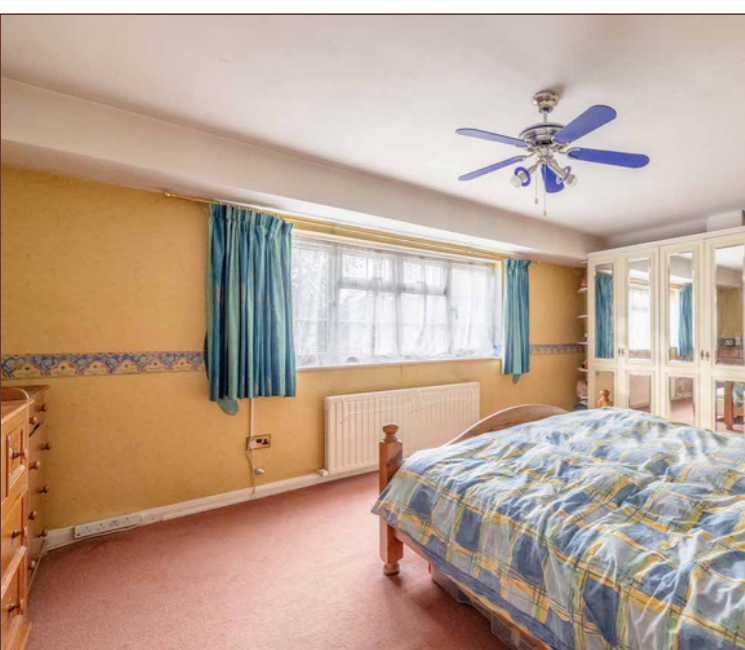
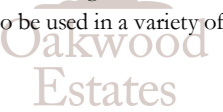










Oakwood Estates are delighted to present this Five / Six bedroom, Two bathroom property to the market. The property has a gigantic loft room that could be used for various uses, including a games room, more bedrooms, and a cinema room. Downstairs you have two/three receptions, a large kitchen, pantry, utility, WC, and a garage. On the first floor, you have the main bedroom with a dressing room and Ensuite, four more bedrooms and the family bathroom. To the outside, you have a carousel driveway for over five cars and a fully enclosed rear garden with a patio area and lawn. The property is situated on the corner of the highly sought-after roads Richings Way and Wellesley Avenue, with Iver Train Station (Crossrail) just ten minutes away and excellent access to the local schools, amenities, and travel links making this the ideal property for a large family. The property also has the bonus of a carousel driveway with an entrance on Richings Way & Wellesley Avenue.



The property comprises an entrance porchway with a door leading to the hallway, the hallway features a window overlooking the front aspect, hardwood flooring, a feature fireplace, stairs rising to the first floor, access into the living room, and dining room, and under stairs storage. The living room features a large bay window overlooking the side garden, a window overlooking the front aspect, and a feature fireplace. The dining room features twin windows and a door overlooking the rear garden, a feature fireplace, space for large dining room furniture, a library area, and access to the kitchen. The WC has a frosted window overlooking the front aspect, a low-level WC, and a hand wash basin. The front reception room could be used as a study or a sixth bedroom with a window overlooking the front. The kitchen is an excellent size, with windows overlooking the rear garden, a mixture of eye-level, and base kitchen units, tiled flooring, plenty of worktop space, two stainless steel sinks with mixer taps, a dishwasher, 6 ring gas hob, integrated oven and grill, space for an American style fridge/freezer, and a breakfast bar area. The pantry provides lots of storage space. The utility features a mixture of eye-level and base kitchen units and space for a dishwasher and washing machine, stainless steel sink and mixer tap. On the first floor, you have doors leading to the bedrooms, the family shower room, and stairs rising to the loft room. Bedroom one is an excellent size and features a large window overlooking the side aspect, fitted storage, and space for a king-size bed. The ensuite is fully tiled and has a low-level WC, a hand wash basin with a vanity unit below, and a walk-in shower cubicle. The dressing room features a window overlooking the side aspect, a built-in wardrobe, and space for a dressing table. Bedroom two is a good size, window overlooking the rear aspect and has space for a king-size bed, and includes fitted storage. The shower room features a low-level WC, handwash basin, vanity unit, shower cubicle, and a frosted window overlooking the front aspect. The smallest of the bedrooms features space for a single bed, fitted storage, and a window overlooking the rear aspect. Bedroom 4 is currently fitted out as an office, however, you would have space for a king-size bed and fitted storage, and two windows overlooking the rear aspect. Bedroom 5 features twin windows overlooking the front aspect, space for a kingsize bed, and fitted storage. The loft room is a gigantic size and runs the entire length of the property, with eves storage, with plenty of potential to be used in a variety of configurations.



Property Information

-  **FREEHOLD PROPERTY**
-  **5/6 BEDROOM DETACHED HOUSE**
-  **GIGANTIC LOFT ROOM**
-  **ENCLOSE REAR GARDEN**
-  **CLOSE TO IVER STATION (CROSSRAIL)**
-  **COUNCIL TAX BAND - G (£3,447 P/YR)**
-  **PARKING FOR 5+ CARS**
-  **2/3 RECEPTIONS**
-  **UTILITY**
-  **CLOSE TO MOTORWAY CONNECTIONS**

					
x5	x3	x2	x10	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

A large carousel driveway proving parking for over 5 cars.

Rear Garden

The rear garden is mainly laid to lawn, has a large patio area, and enjoys a high degree of privacy, side access to the front of the property, and a large garden shed.

Tenure

Freehold

Council Tax Band

G (£3,447 p/yr)

Plot/Land Area

0.21 Acres (872.00 Sq.M.)

Internal Area

3035 Square feet, 282 square meters.

Location

Richings Park is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than a mile from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Richings Park has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

School Catchment

Infant Schools

Iver Village Infant School - 1.19 miles

Junior Schools

The Iver Village Junior School - 1.25 miles

Senior School

Burnham Grammar School - 6.5 miles

The Chalfonts Community College - 7.78 miles

Beaconsfield High School - 9.02 miles

John Hampden Grammar School - 13.46 miles

Transport Links

Iver Rail Station - 0.42 miles

London Heathrow Airport - 3.14 miles

Uxbridge Underground Station - 3.3 miles

M40 - 7 miles

M4 - 3.2 miles

M25 - 7.2 miles

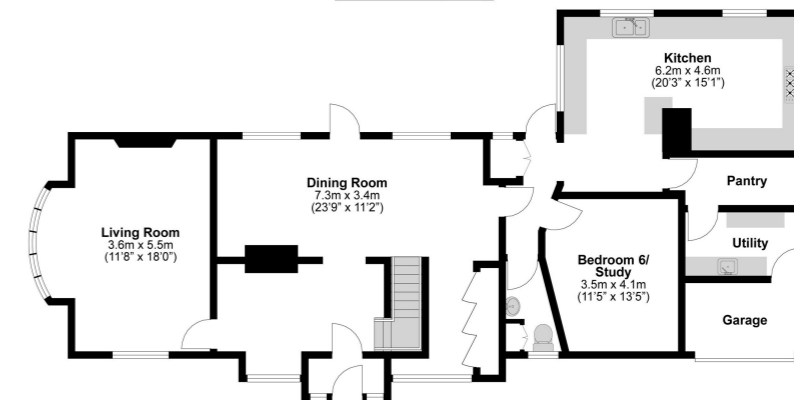
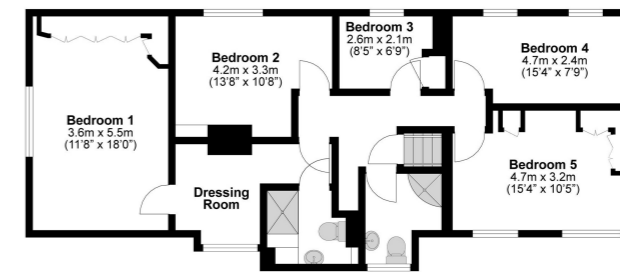
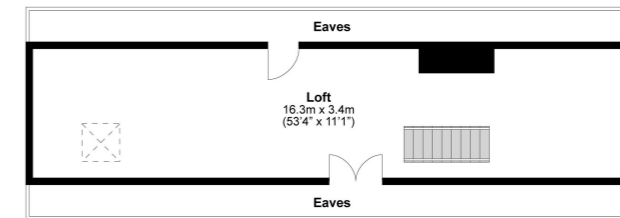
Council Tax

Band G

Floor Plan

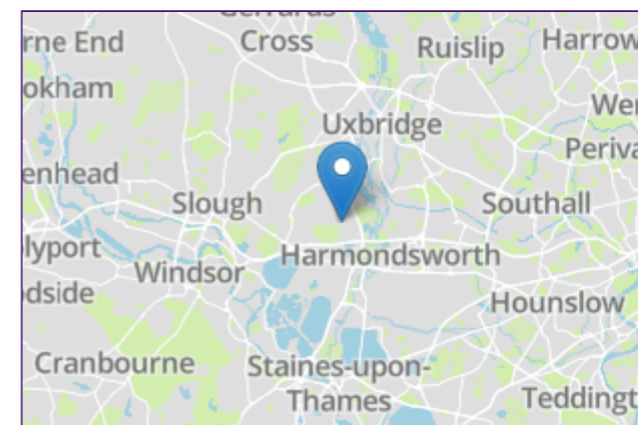


Total Approximate Floor Area
3035 Square feet
282 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			