



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



The Poynings, Richings Park, Iver, Buckinghamshire. SL0 9DS.

£925,000 Freehold

Hilton King & Locke are pleased to bring to the market a rarely available three bedroom detached house in Richings Park that is in need of modernisation. It is located on a large, level plot, which is ideal if you are looking for a project and something to turn into your dream home.

Situated in most sought after The Poynings, that is close to Iver Station and the Elizabeth line (Crossrail), this property also no upper chain involved meaning a quick and easy purchase is available. This home will be in extremely high demand, and we urge you to contact our offices as soon as possible to register your interest.

The Poynings is a no through road, tucked away at the end of Old Slade Lane, and offers fantastic views over fields to one side, which is a real feature as you look out from the front of this property.

Internally, and on the ground floor is a 15'4 x 11' bay fronted living room that leads directly to a 13'11 x 11'9 sitting room. There is also a dining room, rear aspect kitchen with door leading to the outside, and a ground floor cloakroom.

Upstairs is a lovely 15'4 x 10'11 double aspect master bedroom, a 10'5 x 10'2 second bedroom which overlooks the garden, as does the 9'11 x 8'5 third bedroom. A family bathroom completes the accommodation.

Outside and to the front there is own driveway providing off street parking in front of the garage (here there is potential to



turn this into a carriage drive subject to the usual consents). To the rear is a large, secluded garden that offers a patio, is mainly laid to lawn and has extensive shrub borders.

#### THE AREA

The property is easily accessible to Iver Train Station, operated by the Great Western Railway to London, Paddington and Oxford, and now connected via Crossrail, which 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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# 23 The Poynings

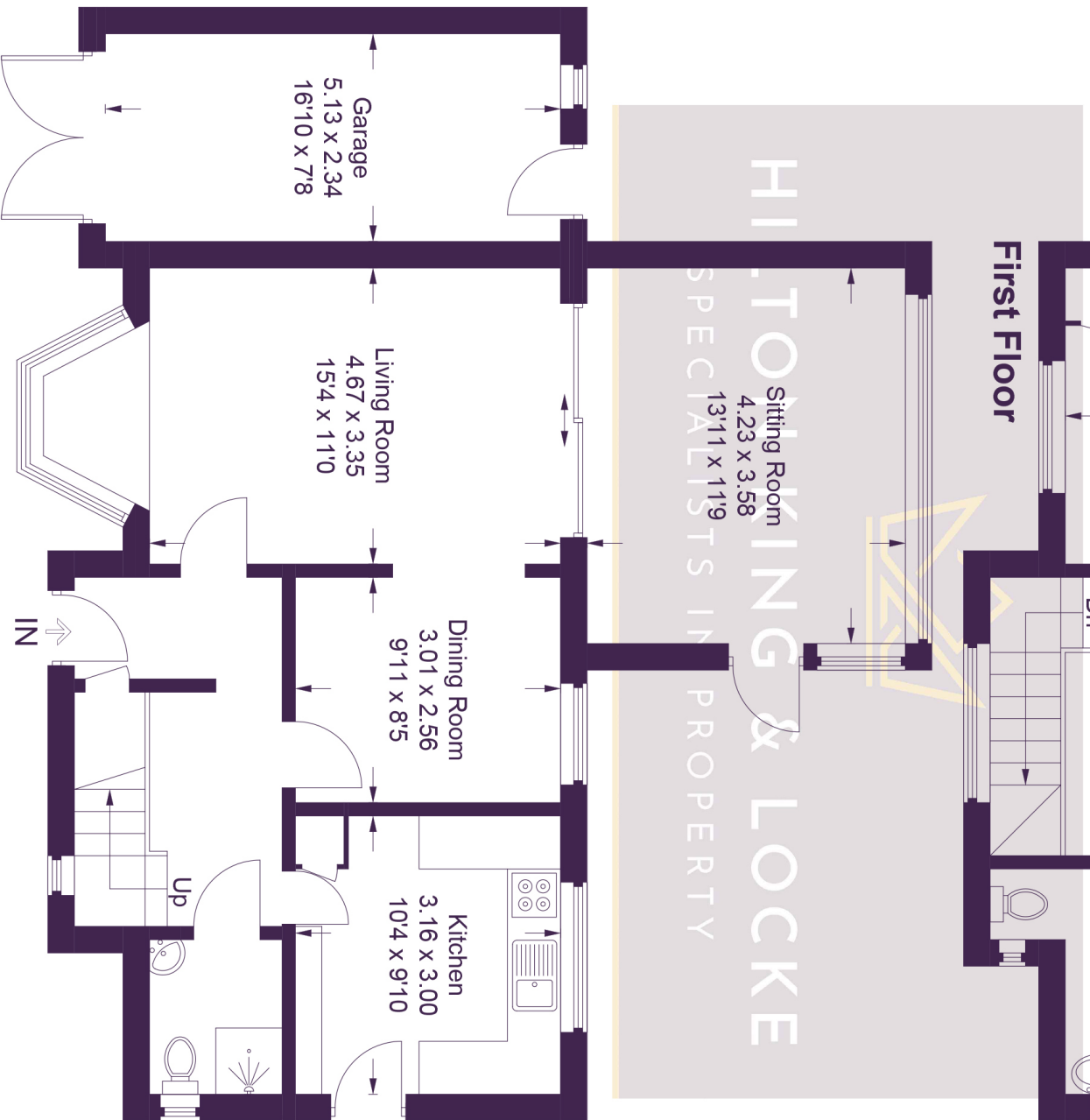
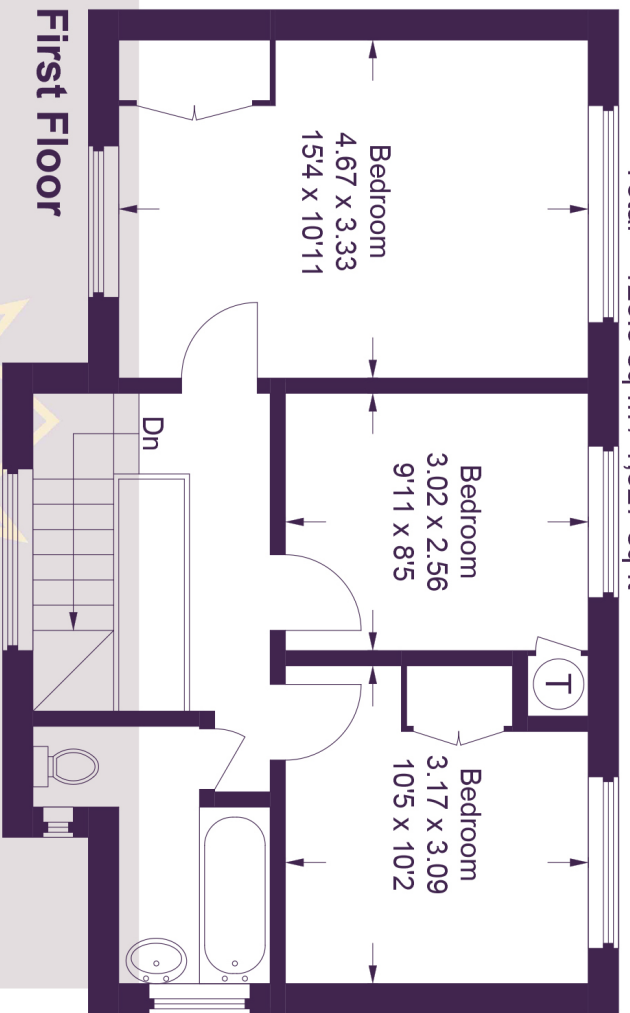
Approximate Gross Internal Area

Ground Floor = 63.8 sq m / 687 sq ft

First Floor = 47.0 sq m / 506 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 123.3 sq m / 1,327 sq ft



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## Ground Floor

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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