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Bathurst Walk, Richings Park, Iver, Buckinghamshire. SL0 9AZ.

£799,950 Freehold

A chance to purchase this extended four bedroom semi situated in Bathurst Walk, which is literally across the road from Iver Station and therefore the Elizabeth Line.

This property also comes to the market with no upper chain, and we urge you to register your interest as soon as possible in order to avoid disappointment.

Excellent family accommodation sits at 1738 square ft, and the ground floor includes a 25'7 x 12'2 living/dining room, the impressive 20'11 x 9'3 sitting room that has two Velux windows which flood the area with natural light and also the two sets of french doors leading out to the garden. There is also a contemporary styled kitchen and a cloakroom.

On the first floor is a 13'9 x 12'1 master bedroom with lots of fitted wardrobes, and two more bedrooms measuring 12'1 x 7'6 and 9'1 x 7'7, while a modern family bathroom completes this area.

The second floor comprises of an excellent 14'10 x 13'10 double bedroom.

Outside and to the front, there is ample off street parking on the front drive, and a 22'5 x 9'5 garage with a store at the rear. The southerly facing rear



garden is perfect for a family, is secluded, and has a decking area, lawn, and gazebo.

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

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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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6 Bathurst Walk

Approximate Gross Internal Area

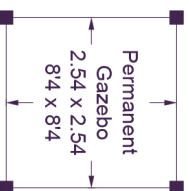
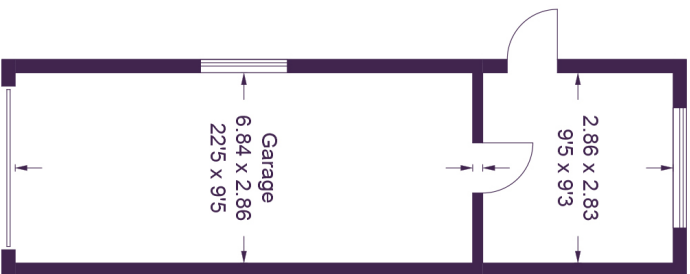
Ground Floor = 71.5 sq m / 769 sq ft

First Floor = 46.9 sq m / 505 sq ft

Second Floor = 15.1 sq m / 162 sq ft

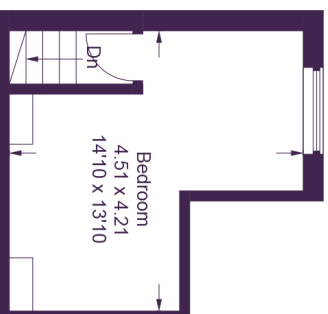
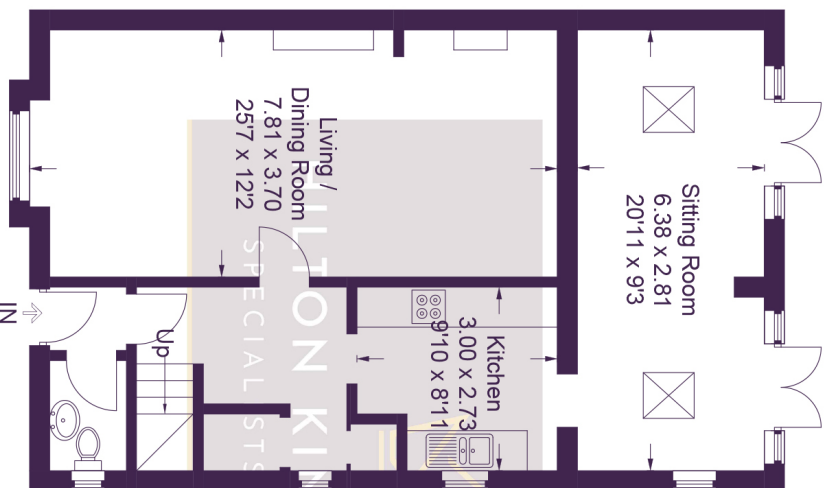
Outbuilding = 28.1 sq m / 302 sq ft

Total = 161.6 sq m / 1738 sq ft

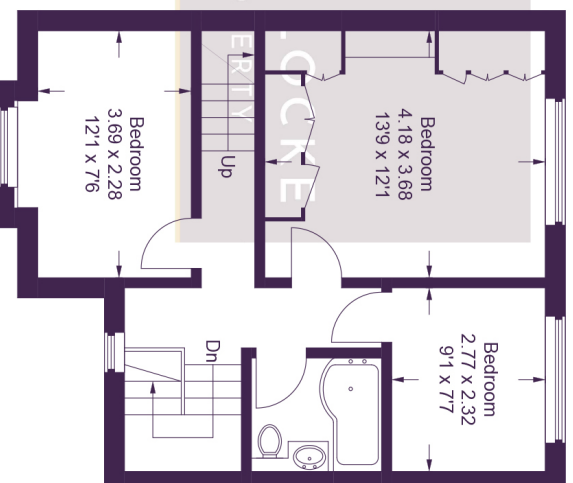


(Not Shown In Actual Location / Orientation)

(Not Shown In Actual Location / Orientation)



Second Floor



First Floor

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.