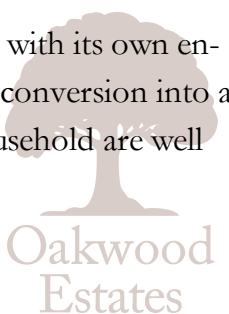




Oakwood Estates is proud to present this exceptional five-bedroom detached residence, offering an impressive blend of space, privacy, and convenience. Nestled in the prestigious and highly sought-after area of Richings Park, this stunning home is just 0.4 miles from Iver Station (Crossrail/Elizabeth Line), making it ideal for families and professionals seeking excellent transport links alongside luxurious living.

Set on a generous and level plot, the property is securely positioned behind electrically operated wrought iron gates, providing both privacy and exclusivity. Boasting an expansive 3,379 sq. ft. of versatile living space, the home is designed for both comfort and functionality. The ground floor offers an abundance of accommodation, including three to four reception rooms that provide ample space for entertaining and relaxation. Highlights include a spacious 17ft lounge and an elegant 18ft dining room, perfect for hosting family gatherings and social events. Additionally, two large, well-equipped kitchens offer exceptional convenience and flexibility for larger families.

The first floor features four generously sized bedrooms, including a luxurious principal suite with its own en-suite bathroom for added privacy. A versatile kitchenette on this level presents the option of conversion into a fifth bedroom if desired. Two further family bathrooms ensure that the needs of a busy household are well catered for, providing both comfort and practicality.



Property Information

-  **FREEHOLD PROPERTY**
-  **5 BEDROOM DETACHED HOME**
-  **4 RECEPTION ROOMS**
-  **EPC - D**
-  **NO CHAIN - AVAILABLE TO BUY NOW**
-  **COUNCIL TAX BAND F (£3,302 P/YR)**
-  **ELECTRIC GATE & PARKING FOR 4**
-  **3 BATHROOMS & 3 SPARE W/C**
-  **AVAILABLE NOW**
-  **CLOSE TO IVER STATION (CROSSRAIL)**

**x5**
Bedrooms

**x4**
Reception Rooms

**x3**
Bathrooms

**x3**
Parking Spaces

**Y**
Garden

**N**
Garage

Outside

Externally, the property continues to impress. To the front, there is off-street parking for up to four vehicles, providing both convenience and security. The expansive 100ft rear garden is primarily laid to lawn and offers plenty of space for outdoor activities. It also features a 16ft shed for storage and a charming 17ft summer house, ideal for use as a home office, gym, or relaxation space.

Tenure

Freehold

Council Tax Band

Band F (£3,302 p/yr)

Internet Speed

Ultra Fast

Mobile Coverage

5G Voice and data

Potential Rental Income

£3,250

Schools

The property is conveniently located near a variety of educational institutions, catering to different age groups and preferences. Whether you’re seeking an infant, junior, senior, private, or grammar school, the area offers a diverse range of options for students. To verify official school catchment areas, please visit the Buckinghamshire schools admissions webpage: <https://services.buckscc.gov.uk/school-admissions/nearest>.

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 centers 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.

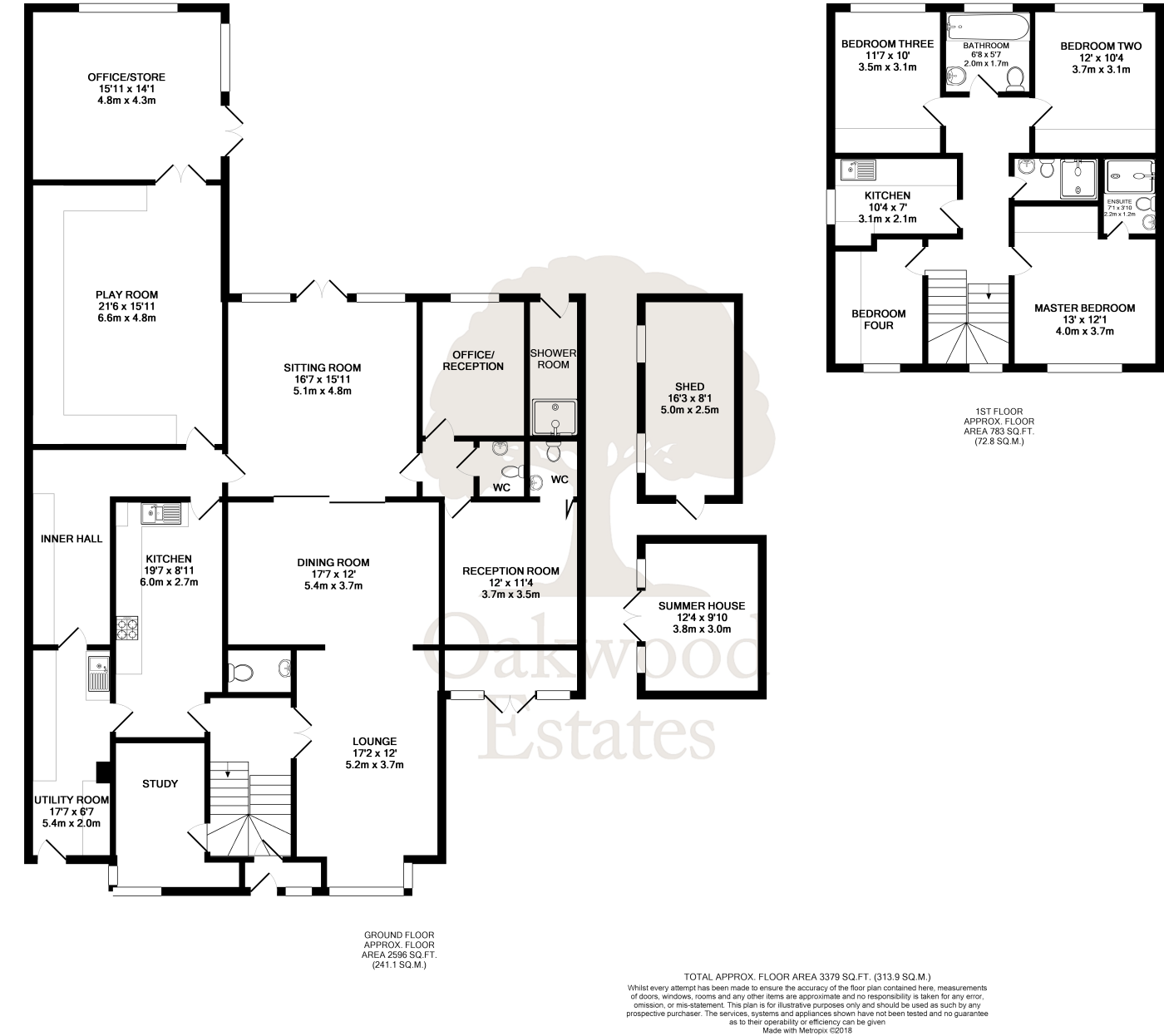
Transport

- 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 F

Floor Plan



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.

