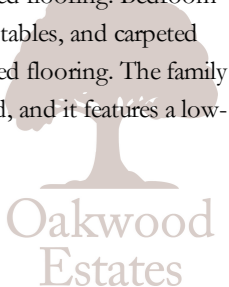














Oakwood Estates is excited to offer a unique chance to acquire this charming, chain-free three-bedroom detached residence located in the heart of Richings Park. Boasting a Large Kitchen, two reception rooms, downstairs W.C., off-street parking and a garage for 3-4 cars. It has fantastic potential for an extension (subject to planning permission) This residence is conveniently located just a brief stroll from Iver Station (Crossrail/Elizabeth Line).

Upon stepping into the property, you are greeted by a welcoming entrance hallway featuring a staircase leading to the first floor, with doors opening to both the living room and kitchen. The kitchen, positioned to the left, presents a large rear-facing window offering views of the expansive garden. It includes a mix of wall-mounted and base kitchen units, complete with an integrated oven and grill. The kitchen also offers ample space for white goods, generous countertop space, a gas hob with an extractor fan overhead, a sink with a mixer tap, and tiled flooring. Additionally, there's enough space for a table and chairs should you wish. Adjacent to the kitchen lies the spacious dining room, boasting French doors that open onto the patio. The room comfortably accommodates a dining table and chairs, with extra space available for a desk and settee. The flooring is carpeted, adding to the cosy ambience. The living room is adorned with dual-aspect windows, filling the space with natural light and providing views of both the front aspect and the charming tree-lined street. Pendant lighting illuminates the room, while an ornate fireplace adds character. There's ample room for a couple of sofas, and the flooring is carpeted for comfort.

Ascending to the first floor, you'll discover three bedrooms and a family bathroom. Bedroom one is equipped with pendant lighting, a window offering views to the front, a spacious built-in wardrobe, ample space for a king-sized bed and bedside tables, and carpeted flooring. Bedroom two features pendant lighting, a window overlooking the rear, a built-in wardrobe, room for a double bed and bedside tables, and carpeted flooring. Bedroom three is illuminated by pendant lighting, with a front-facing window, space for a single bed, and carpeted flooring. The family bathroom, boasting considerable size, is adorned with frosted windows overlooking the rear aspect. Its walls are fully tiled, and it features a low-level WC, a pedestal sink, and ample space for daily grooming routines.

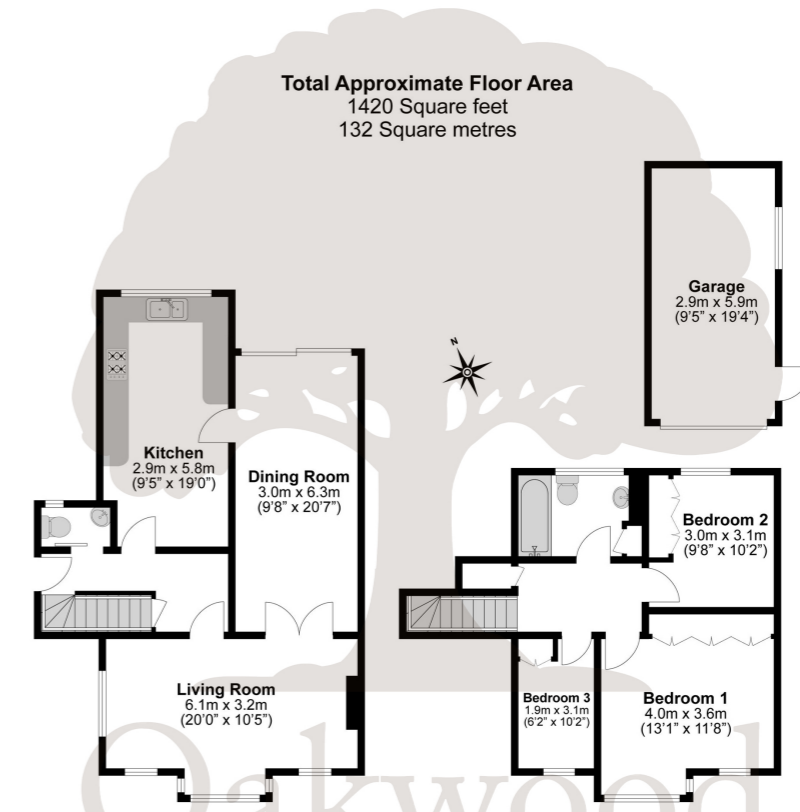


## Property Information

-  FREEHOLD PROPERTY
-  CLOSE TO IVER STATION
-  THREE BEDROOMS
-  POTENTIAL TO EXTEND (S.T.P.P)
-  GOOD ACCESS TO HEATHROW AND MOTORWAYS
-  COUNCIL TAX BAND G (£3,628 P/YR)
-  CENTRAL RICHINGS PARK
-  DETACHED HOUSE
-  GREAT SCHOOL CATCHMENT
-  CHAIN FREE

					
x3	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



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

### Front Of The House

Gracing the front of the residence is a well-designed paved driveway, thoughtfully crafted to offer ample parking space for 2-3 cars leading down the left side of the property to the garage. Enhancing the curb appeal, the driveway is accompanied by a luscious lawn and flower beds adorned with a variety of mature shrubs and plants, creating a charming and visually appealing entrance.

### Rear Garden

The delightful rear garden, completely enclosed, offers an ideal space for children and pets to play freely. Boasting a generous patio area, perfectly suited for entertaining, the garden also encompasses a well-maintained lawn, flanked by flower beds on either side adorned with mature plantings. To the left side is a glass greenhouse just past the garage, perfect for keen green-fingered enthusiasts. The entire outdoor space is embraced by sturdy fences, ensuring a private and secure environment.

### Tenure

Freehold

### Plot/Land Area

0.13 Acres (533.00 Sq.M)

### Council Tax Band

G (£3,628 p/yr)

### Internet Speed

Ultrafast

### Mobile Coverage

5G Voice & Data

### Transport

Iver Station  
0.24 miles  
Langley (Berks) Station  
1.28 miles  
West Drayton Station  
1.72 miles

### Schools

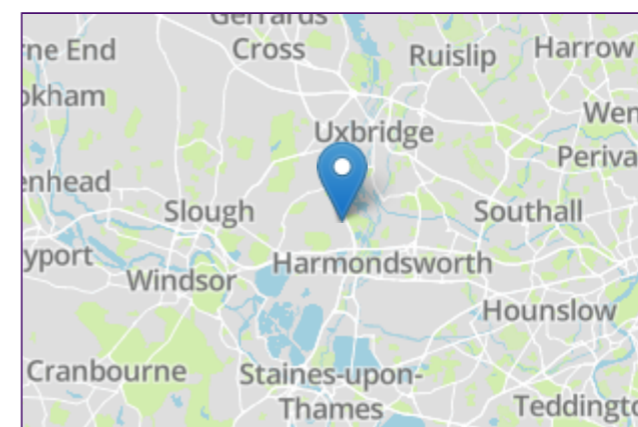
Iver Village Infant School  
The Iver Village Junior School  
Burnham Grammar School  
The Chalfonts Community College  
Beaconsfield High School

With the potential for the following schools - Langley Grammar, Slough Grammar, St Bernard's Catholic Grammar School and Herschel Grammar School, plus many more.

### Location

Richings Park is a suburban area located in Buckinghamshire, England, near the town of Iver. It is known for its picturesque surroundings and proximity to the Colne Valley Regional Park, which offers beautiful green spaces and outdoor recreational activities. Richings Park is primarily a residential area, characterized by a mix of detached houses, semi-detached houses, and apartment complexes. The community enjoys a tranquil atmosphere and a strong sense of community spirit. One notable feature of Richings Park is its railway station, which provides convenient access to London Paddington and other destinations. This makes it an attractive place to live for commuters who work in the city but prefer a quieter suburban lifestyle. The area is also home to a few local amenities, including shops, restaurants, and a primary school. For more extensive shopping and leisure facilities, residents can easily access nearby towns such as Iver, Slough, and Uxbridge. Overall, Richings Park offers a balance between countryside living and easy access to urban amenities, making it an appealing place to reside for those seeking a peaceful suburban environment within commuting distance of London and Heathrow Airport.

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		83
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC