



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



53 Richings Way, Iver, Buckinghamshire. SL0 9DB.

£930,000 Freehold

Three-Bedroom Detached Bungalow | Exceptional Plot |
POTENTIAL FOR EXTENSION (STPP)

DEVELOPERS/BUILDERS Hilton King & Locke are proud to present this rarely available three-bedroom detached bungalow, with HUGE POTENTIAL ideally situated on the well-connected Richings Way in Richings Park. Walking distance to Iver Station (Elizabeth Line).

Requiring refurbishment, this property is set on a generous and mature plot of approximately a quarter of an acre. This home offers excellent potential to re build, extend, or modernise (STPP) - a true gem in one of Iver's most desirable locations.

Although indicative, the plot is not listed with TPO's and is not part of the Richings Park Heritage List.

From the moment you arrive, this property exudes charm and potential. The mature front garden leads to a spacious entrance hall, opening into a thoughtfully laid-out home. The well-sized kitchen benefits from large windows offering views to the front and access to the side of the property. At the heart of the home is the impressive reception room, measuring over 25 feet in length. Adjacent is a formal dining room, two good-sized bedrooms, a three-piece family bathroom, and access to the garage and storage areas. Upstairs, a third bedroom with ample eaves storage at 25'4 x 12'3.

The rear garden is a standout feature, stretching approximately 40 metres in length and offering



complete privacy. Mostly laid to lawn with mature trees and planting, it's the perfect place to enjoy the outdoors, entertain in summer, or explore options for development. There are several outbuildings ideal for storage or conversion into a home office or summer house, depending on your needs. To the front, the driveway provides parking for multiple vehicles, and the attached garage offers secure parking or additional storage.

In Summary, this property offers a rare opportunity to purchase a spacious and versatile home on a prestigious road in Richings Park. With excellent potential to modernise or extend (STPP), this is a blank canvas ready for its next chapter. Whether you're looking for a forever home, a downsize opportunity, or a project to make your own – viewing is highly recommended.

Location – Richings Park Situated in the heart of Richings Park, this home is within easy walking distance of Iver Station (Elizabeth Line), providing direct access to Central London, including Paddington, Bond Street, and Canary Wharf. The area is well-regarded for its community atmosphere, excellent transport links (M4, M25, Heathrow), and proximity to amenities, green spaces, and sought-after schools.



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.

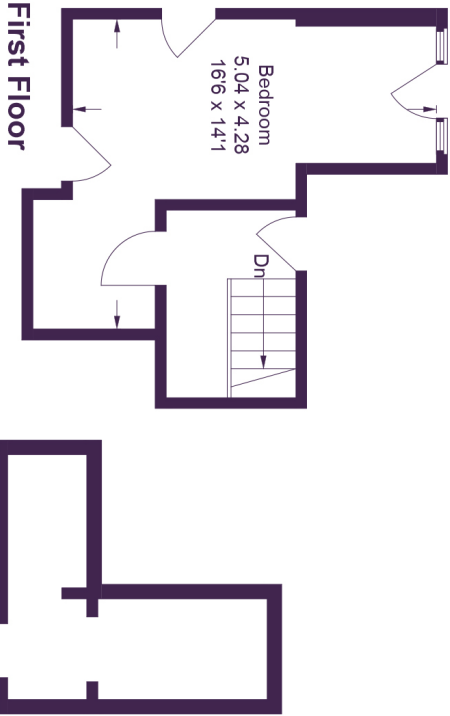


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53 Richings Way

Approximate Gross Internal Area
Ground Floor = 133.9 sq m / 1,226 sq ft
First Floor = 19.9 sq m / 214 sq ft
Outbuildings = 57.4 sq m / 618 sq ft
Total = 211.2 sq m / 2,058 sq ft



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.