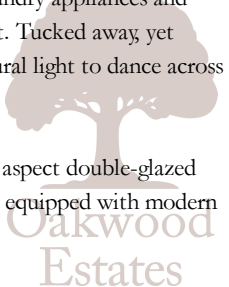




Oakwood Estates proudly introduces this spacious 3/4 bedroom semi-detached family home, conveniently located on a generous plot just a short stroll from the station. Boasting a magnificent 27-foot granite kitchen, a 26-foot lounge/diner with exquisite wooden flooring, a utility room, two bathrooms, and a sprawling 110-foot mature garden, this property offers ample space for comfortable living. With parking available for up to three cars and the added benefit of no onward chain, this is an opportunity not to be missed. With the potential to extend into the roof (subject to planning permission). The property is also a flat walk to Iver Station (Crossrail/Elizabeth Line).








Upon stepping into the ground floor of this inviting abode, you're greeted by an entrance hall exuding warmth and functionality. Natural light pours through the front aspect double-glazed window, illuminating the space where wooden flooring guides your path towards the staircase leading to the upper level. Nestled beneath, a convenient underground storage area awaits, ready to accommodate belongings and essentials. From here, seamless access is provided to the various living areas, facilitating effortless movement throughout the home. The lounge/diner stands as the epitome of comfort and style, offering a generous expanse illuminated by a front aspect double-glazed bay window. Rich wooden flooring complements the inviting ambience, while a focal point is found in the elegant brick-built fireplace, adding character and charm to the space. With ample room for both dining and relaxation, this area beckons for memorable gatherings and cosy evenings spent with loved ones. A thoughtful addition is the sliding door leading to the adjacent family room, creating a fluid connection between living spaces. Adjacent to the lounge, the heart of the home unfolds in the form of the expansive kitchen/family room. Here, culinary adventures await amidst a stunning backdrop of granite work surfaces and a range of eye-catching eye and base-level units. Integrated appliances, including a double fridge/freezer and dishwasher, promise convenience, while the butler sink with extending pull-out tap adds a touch of luxury to daily tasks. Natural light floods the space through rear aspect double-glazed windows and bi-folding doors, seamlessly blending indoor and outdoor living. Underfloor heating ensures comfort year-round, while skylights and spotlights accentuate the modern aesthetic. Completing the ground floor layout are the utility room and shower room, each offering practical amenities to enhance daily living. The utility room provides space for laundry appliances and additional storage, while the shower room boasts contemporary fixtures and underfloor heating, providing a refreshing retreat. Tucked away, yet conveniently accessible, the study offers versatility as a fourth bedroom if desired. Front aspect double-glazed windows invite natural light to dance across the wood flooring, creating an inspiring space for work or relaxation.

Moving upstairs, the landing leads to three well-appointed bedrooms and a family bathroom. The master bedroom features rear aspect double-glazed windows and built-in wardrobes, while the other bedrooms offer comfortable living spaces. The family bathroom is fully tiled and equipped with modern fixtures, including a bathtub with an overhead shower and glass shower screen.



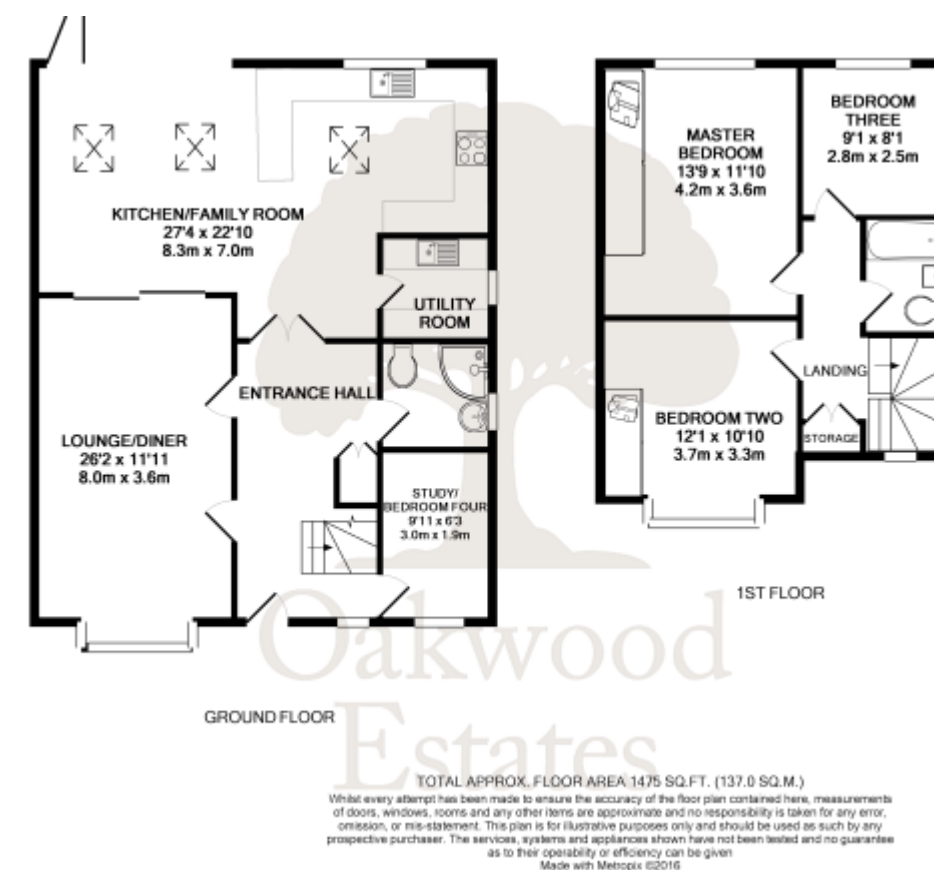


## Property Information

-  TENURE - FREEHOLD
-  NO CHAIN
-  TWO BATHROOMS
-  26FT LOUNGE/DINER & UTILITY ROOM
-  GOOD SCHOOL CATCHMENT
-  SHORT WALK TO IVER STATION (CROSSRAIL/ELIZABETH LINE)
-  COUNCIL TAX BAND F (£3,302 P/YR)
-  EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE
-  27FT GRANITE KITCHEN/FAMILY ROOM
-  DRIVEWAY PARKING FOR 3 CARS
-  POTENTIAL TO EXTEND INTO THE ROOF (STPP)

					
x4	x2	x2	x3	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## 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.

### Front Of House

The property offers the convenience of off-street parking for up to three vehicles, ensuring ample space for residents and guests alike. Accessible through secure gating, this parking area provides added peace of mind and security for vehicle owners. Bordering the parking space are lush shrub borders, adding a touch of greenery and enhancing the aesthetic appeal of the property's exterior. Additionally, strategically placed security lights illuminate the area, enhancing visibility and safety during evening hours. This thoughtful combination of practicality and aesthetics makes the parking area both functional and visually appealing, contributing to the overall charm of the property.

### Rear Garden

Spanning approximately 110 feet, this expansive garden features a predominantly lush lawn, providing ample space for outdoor activities and relaxation. A charming patio area offers a delightful setting for al fresco dining or simply basking in the sunshine. Vibrant shrub borders add a splash of colour and visual interest to the landscape, enhancing its overall appeal. For the gardening enthusiast, the garden is equipped with two tool sheds, ensuring convenient storage for gardening implements and supplies. Additionally, two greenhouses provide a haven for cultivating plants and extending the growing season. Completing the outdoor amenities is an allotment area, offering a prime opportunity to grow fresh produce and embrace sustainable living practices. With its well-appointed features and ample space for both leisure and productivity, this garden is sure to delight residents with its beauty and functionality alike.

### Tenure

Freehold

### Council Tax Band

Band F (£3,302 p/yr)

### Plot/Land Area

0.14 Acres (552.00 Sq.M.)

### Mobile Coverage

5G Voice & Data

### Internet Speed

Ultrafast

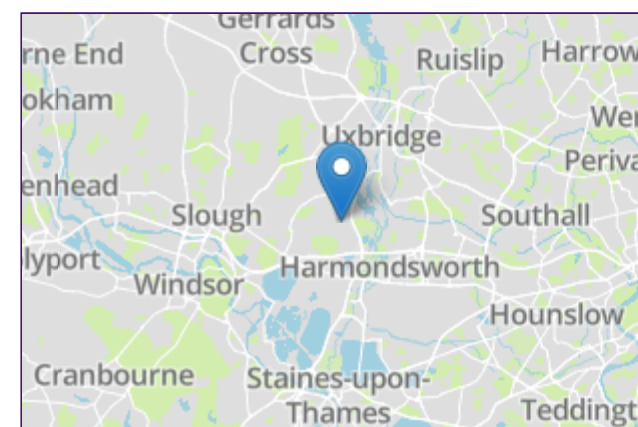
### Schools

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC