



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



10 Apsley Walk, Richings Park, Iver, Buckinghamshire. SL0 9BQ.

£850,000 Freehold

\*HIGH SPECIFICATION AND SET WITHIN A SMALL GATED DEVELOPMENT\*

\*WITHIN VICINITY OF RICHINGS PARK SPORTS AND SOCIAL CLUB\*

\*FOUR EXCELLENT DOUBLE BEDROOMS

\*SITUATED AT THE VERY END OF THE CUL-DE-SAC AND WITH ADDITIONAL PARKING\*

\*FIVE MINUTE WALK TO IVER STATION AND THE ELIZABETH LINE\*

Hilton King & Lock are pleased to present this executive four-bedroom townhouse set within a private gated community offering easy access to Richings Park Sports Club and is also walking distance to Iver Station.

Upon entering the property that is set back from the road you are greeted by ample parking spaces, providing convenience for both residents and guests. The exterior exudes a sense of grandeur while maintaining a welcoming atmosphere.

The abundance of natural light and open hallway create an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring an elegantly designed kitchen/family room that provides a versatile space for relaxation and entertainment. The kitchen benefits from, quartz work surfaces and integral fridge/freezer, dishwasher, and a wine cooler. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free.

The well-appointed kitchen boasts integrated appliances and connects seamlessly to a utility room that provides access to the garage with power catering to modern convenience and functionality with french doors that lead out into the well maintained AstroTurf garden. A downstairs W/C adds to the convenience of daily living. The front aspect family room is the perfect room for relaxation. This room could also be used as a playroom/home office.

Leading to the first floor you have a spacious living room, master bedroom with built in double wardrobes and en-suite shower room, a





second bedroom which also offers built in wardrobe space, and an en-suite shower room. This property as an abundance of storage on every level.

The top floor benefits from two more double bedrooms. Bedroom three measures 15'9 x 11'6 and bedroom four is an impressive 15'11 x 10'5. A family bathroom suite with a separate shower cubicle plus two more additional storage cupboards on the landing completes this stunning family home. This property benefits from, underfed floor heating in all bathrooms as well as a fitted security alarm system a Zonal Heating system and has an electric car charging point.

To the front of this family home, you have your own paved front garden that offers its own driveway. The south facing garden is the perfect place to entertain friends and family with artificial lawn and benefits from a side gate.

#### 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 soon to be connected via 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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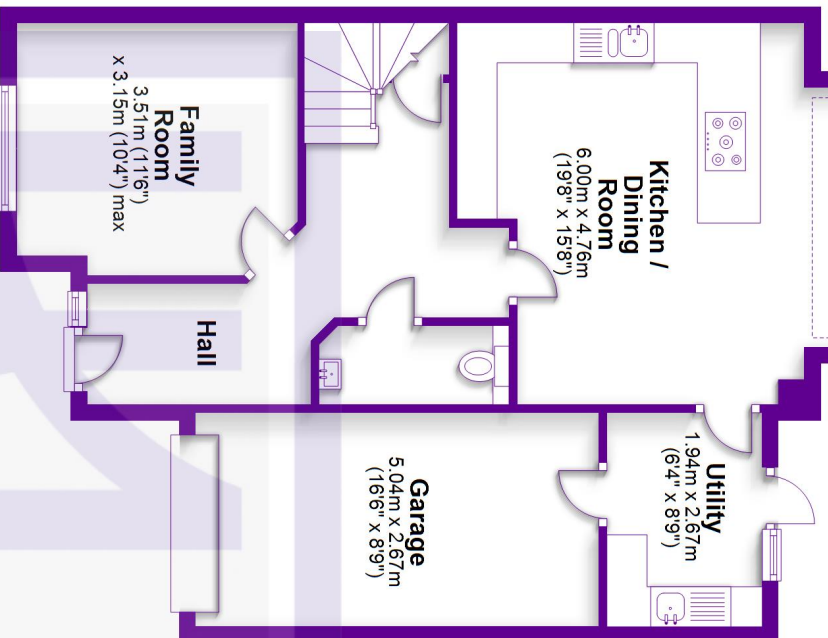


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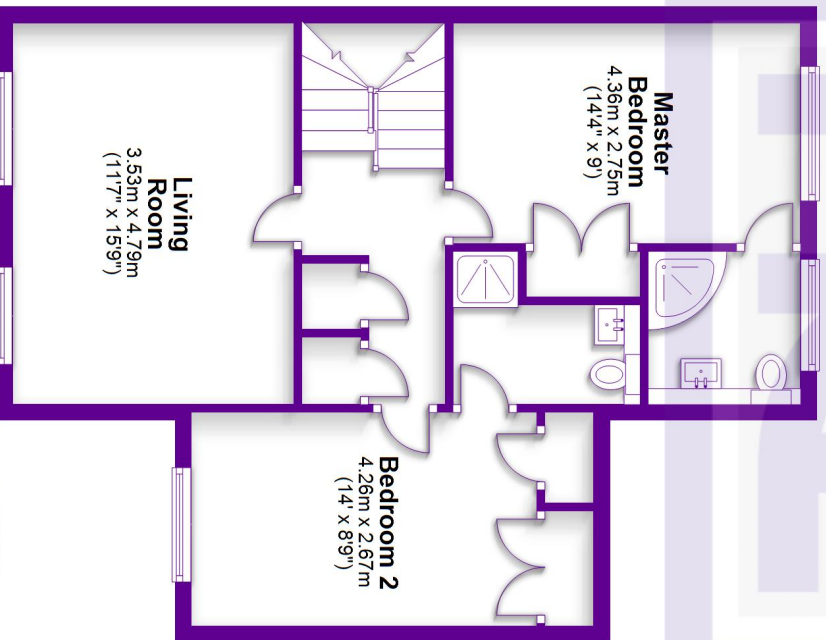
## Ground Floor

Approx. 70.2 sq. metres (755.7 sq. feet)



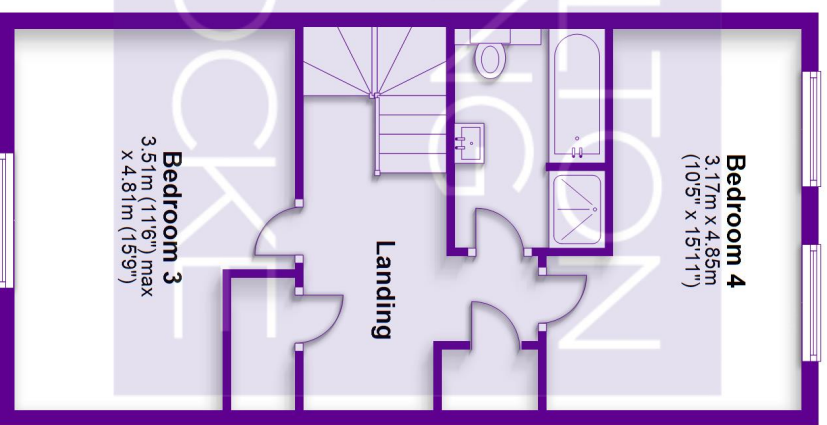
## First Floor

Approx. 61.0 sq. metres (656.2 sq. feet)



## Second Floor

Approx. 47.5 sq. metres (511.0 sq. feet)



**Total area: approx. 178.6 sq. metres (1922.8 sq. feet)**

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The position and size of doors, windows, appliances and other features are approximate only.  
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