



Oakwood Estates are delighted to bring to market this exceptional chain-free, four-bedroom detached property, perfectly positioned on the prestigious Wellesley Avenue in the heart of Richings Park. This highly sought-after location is known for its serene ambience and convenient access to local amenities, schools, and transport links. The property boasts an impressive floor plan, spanning approximately 2,390 square feet, thoughtfully designed to accommodate modern family living. With four spacious reception rooms, the home provides ample flexibility for relaxation, entertainment, and homeworking needs. The two well-appointed bathrooms and four generously sized bedrooms further enhance its appeal as a comfortable family haven. Set on a substantial 0.23-acre plot (945.00 sq.m.), the property offers not only a sizable and private outdoor space but also significant potential for further development, whether through extension or complete redevelopment, to create the home of your dreams. This versatile property is a rare opportunity for buyers seeking a family home with character, convenience, and room to grow or for those with a vision to craft a bespoke residence in one of Richings Park's most desirable locations.



We enter the property through a welcoming porch that leads into a spacious hallway. From here, carpeted stairs rise to the first floor, while doors provide access to the kitchen, dining room, and front reception room. The hallway is carpeted, adding warmth and comfort to the space. The front reception room is bright and inviting, featuring ceiling lighting, a large window with views of the front aspect, a charming fireplace, and ample space for living room furniture, all complemented by carpeted flooring. The kitchen is well-equipped and functional, featuring spotlighting, a window overlooking the side aspect, and a range of wall-mounted and base units. It includes a stainless steel sink with a drainer, an integrated oven and grill, an induction hob, and space for a dishwasher. A door from the kitchen leads to the downstairs WC and provides access to the side of the property. The dining room is a versatile space, offering pendant lighting and ample room for a dining table and chairs. A unique feature is the fish tank-style window, which offers a view into the living room. An archway connects the dining room to the living room, while a separate door provides access to the office. The dining room is carpeted for a cosy feel. The living room is generously proportioned, featuring pendant lighting, sliding doors that open onto the rear garden and side aspect, and circular feature windows. The space easily accommodates a three-piece suite, with carpeted flooring enhancing its comfort. The office is practical and well-lit, featuring pendant lighting, a rear-facing window and space for study furniture. A door from the office provides access to the garage, and the room is finished with carpeted flooring.

Moving to the first floor: Bedroom Three is a well-sized room with pendant lighting, a window overlooking the front aspect, space for a double bed, a built-in wardrobe, and carpeted flooring. The family bathroom is fully tiled and includes a hand wash basin with a mixer tap, a bath with a shower attachment, and a front-facing window. Adjacent to the bathroom is a low-level WC for added convenience. Bedroom Four, currently used as an office by the current owners, features pendant lighting, a window overlooking the side aspect, space for a double bed, and carpeted flooring. Bedroom Two offers a serene retreat with pendant lighting, a window overlooking the rear garden, space for a double bed, room for wardrobes, and carpeted flooring. Bedroom One serves as the master suite, featuring pendant lighting, a large window with views of the rear garden, a built-in wardrobe, and space for a king-size bed. This bedroom benefits from an en-suite shower room, which includes a hand wash basin and a low-level WC and is finished with carpeted flooring. This well-appointed property provides a blend of functional spaces and thoughtful design, ideal for comfortable family living.

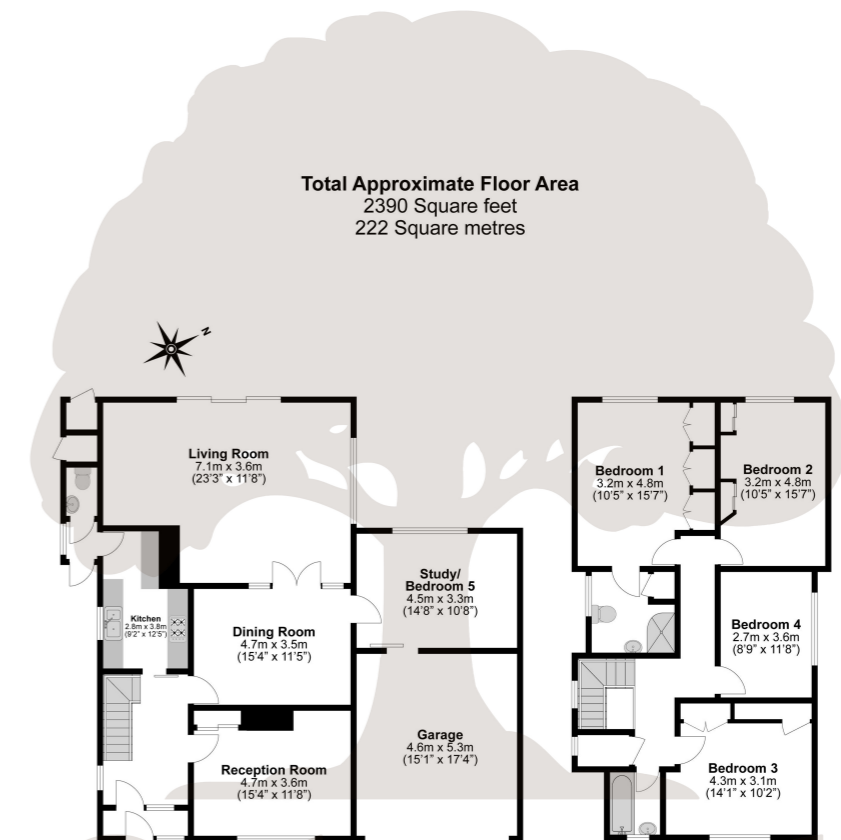


## Property Information

-  FREEHOLD PROPERTY
-  NO CHAIN - AVAILABLE TO BUY NOW
-  FOUR RECEPTIONS
-  PLOT SIZE OF 0.23 ACRES
-  CLOSE TO IVER STATION (CROSSRAIL)
-  COUNCIL TAX BAND G (£3,810 P/YR)
-  FOUR BEDROOMS
-  GARAGE & DRIVEWAY PARKING
-  GREAT SCHOOL CATCHMENT AREA
-  SORT AFTER LOCATION

					
x4	x4	x2	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

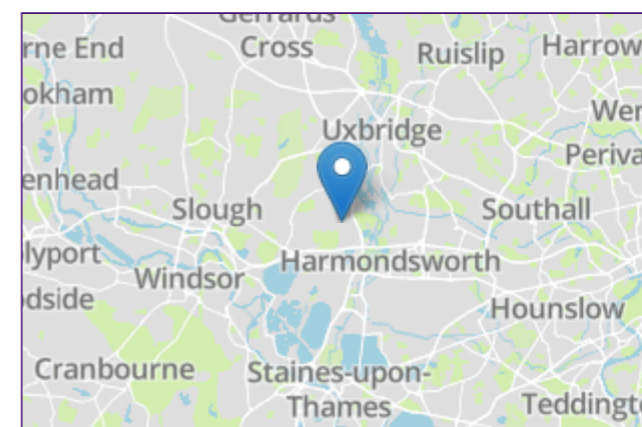
## Floor Plan



# Oakwood Estates

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		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



### Garden

The garden is generously sized and enjoys a Northwest-facing orientation, making it perfect for outdoor enjoyment. It features a spacious patio area ideal for entertaining, a garden shed for storage, a charming wendy house, a greenhouse, and a well-maintained vegetable patch. The majority of the garden is laid to lawn, complemented by mature planting, creating a delightful space for families with children and pets to play and explore.

### Tenure

Freehold Property

### Plot/Land Area

0.23 Acres (945.00 Sq.M)

### Transport Links

Iver Station is conveniently located just 0.24 miles away, offering easy access to transportation. For those travelling slightly further, Langley (Berks) Station stands at a distance of 1.28 miles, while West Drayton Station is situated 1.72 miles away. Whether you're commuting locally or venturing beyond, these nearby stations provide varied options for your travel needs.

### 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.bucksec.gov.uk/school-admissions/nearest>

### 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.

### Additional Information

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.\*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*

### Council Tax

Band G