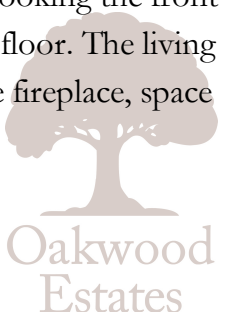


Oakwood Estates is delighted to present this charming two-bedroom ground-floor maisonette in the heart of Richings Park. Well-maintained by its current owners, the property features front and rear gardens, and a garage, and is conveniently located just steps away from local shops and Iver Train Station (Crossrail/Elizabeth Line). Additionally, the absence of a chain ensures an easy and straightforward purchase.

We enter the property into the entrance hallway, which features pendant lighting, and doors leading to the bathroom, bedrooms, Living/Dining Room, and kitchen. The bathroom is tiled and features a window overlooking the side aspect, a corner bath with shower attachment, a hand wash basin, and a WC. Bedroom two is a good size double and features pendant lighting, a window overlooking the rear garden, space for a king-sized bed and bedside tables, and carpet to the floor. The kitchen features a mixture of wall-mounted and base-level shaker units, windows overlooking the front and side aspects, an electric oven with gas hob above, a stainless steel sink and drainer with mixer tap, space for a washing machine, dryer, and free-standing fridge/freezer, and a breakfast bar. Bedroom one features pendant lighting, a window overlooking the front aspect, space for a king-sized bed and bedside tables, a built-in wardrobe, and carpet to the floor. The living room features pendant lighting, windows and French doors leading to the garden, a feature fireplace, space for a L-shaped sofa, space for a table and chairs, and carpet to the flooring.



Property Information

- 

LEASEHOLD · 938 YEARS REMAINING
- 

NO CHAIN
- 

SOUTH FACING GARDEN
- 

GOOD SIZE LIVING ROOM
- 

CLOSE TO LOCAL AMENETIES
- 



COUNCIL TAX BAND D (£2,286 P/YR)
- 

TWO DOUBLE BEDROOMS
- 

GARAGE
- 

CLOSE TO IVER STATION (CROSSRAIL)
- 

VIEWING HIGHLY RECOMMENDED

					
x2	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Front Of House

At the front of the property, a pathway leads to a side gate that provides access to both the front door and the rear garden.

Rear Garden

The rear garden faces south, ensuring it receives sunlight throughout the day. It is fully enclosed and includes gates providing access from the front and to the rear. The garden features mature plantings, a patio area, and access to the garage.

Garage

The garage is 7'8" x 16'4" in size and features an up-and-over door, and French Doors leading out to the garden.

Tenure

Leasehold · 938 years remaining
Ground rent - £10 PA

Council Tax Band

Band D (£2,286 p/yr)

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

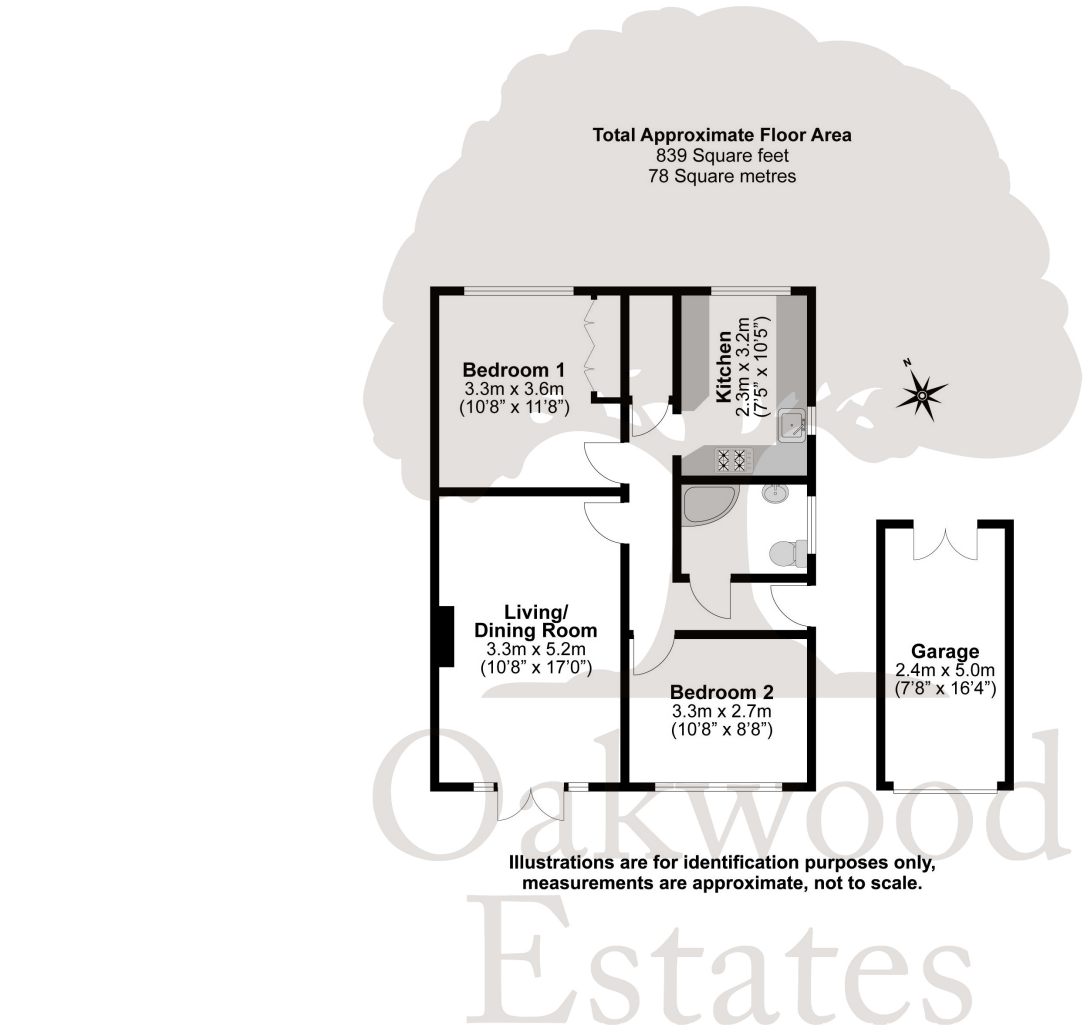
Transport Links

Iver Rail Station - (0.08 miles)
West Drayton Rail Station - (1.48 miles)
Langley (Berks) Rail Station - (1.52 miles)
Uxbridge Underground Station - (3.5 miles)

Location

Richings Park is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. It is located within walking distance to various local amenities and less than a mile from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Richings Park has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, Richings Sports Park, and Richings Park Golf Club. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

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.

