



Oakwood Estates are pleased to introduce this extended four-bedroom semi-detached home, ideally located on Bathurst Walk — just moments from Iver Station and the Elizabeth Line.

Offered to the market with no upper chain, this property presents a fantastic opportunity, and early interest is highly recommended to avoid disappointment. Spanning approximately 1,738 sq ft, this spacious home offers superb family accommodation.

The ground floor features a generous 25'7 x 12'2 living/dining room, a 20'11 x 9'3 sitting room with twin Velux windows and two sets of French doors that fill the space with natural light and open directly onto the garden. A well-appointed kitchen and a convenient cloakroom complete this level.

Upstairs, the first floor hosts a 13'9 x 12'1 master bedroom with ample fitted wardrobes, alongside two additional bedrooms measuring 12'1 x 7'6 and 9'1 x 7'7. A contemporary family bathroom serves this floor.

The top floor offers a spacious 14'10 x 13'10 double bedroom, ideal for guests, older children, or use as a home office.

Externally, the property boasts ample off-street parking, a 22'5 x 9'5 garage with additional rear storage, and a secluded south-facing rear garden — perfect for family life.

Property Information

 FREEHOLD PROPERTY

 NO ONWARD CHAIN

 2 RECEPTIONS

 CLOSE TO IVER STATION (ELIZABETH LINE)

 GREAT POTENTIAL

 COUNCIL TAX BAND E (£2,935 P/YR)

 4 BEDROOMS

 SOUTH FACING GARDEN

 GREAT SCHOOL CATCHMENT AREA

 DOWNSTAIRS WC

					
x4	x2	x1	x3	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Tenure

Freehold Property

Council Tax Band

Band E (£2,935 p/yr)

Plot/Land Area

0.08 Acres (319.00 Sq.M.)

Mobile Coverage

5G Voice and Data

Internet Speed

Fiberoptic

Sellers Postion

No Onward Chain

Area

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. Located within walking distance of 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, and The Evreham Sports Centre. 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 a Gym.

Schools

In the vicinity, there are several educational institutions catering to various age groups and preferences. These include Iver Village Infant School, The Iver Village Junior School, Holy Family RC School, Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. Additionally, there is the potential for enrollment in esteemed institutions such as Langley Grammar, Slough Grammar, St Bernard's Catholic Grammar School, Herschel Grammar School, among others, offering a diverse range of educational opportunities for students in the area.

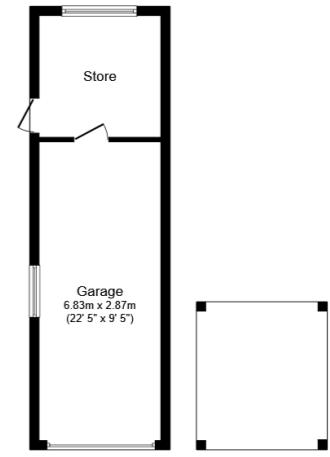
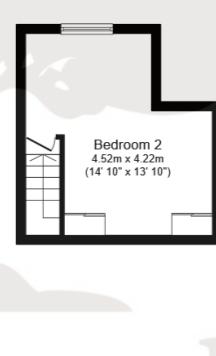
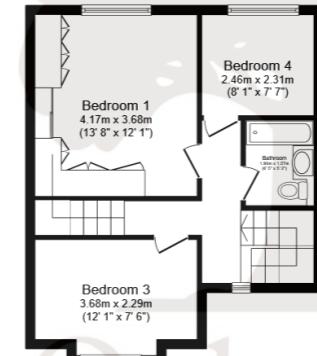
Transport

Iver Station is conveniently located within a short walk, providing easy access to public transport. Langley (Berks) Station and West Drayton Station are also close by, offering further commuting options. Whether you're heading into the city or venturing further afield, these stations ensure excellent connectivity.

For road travel, Heathrow Airport and the M40, M4, and M25 motorways are just a short drive away, making this an ideal location for both frequent flyers and commuters.

Council Tax

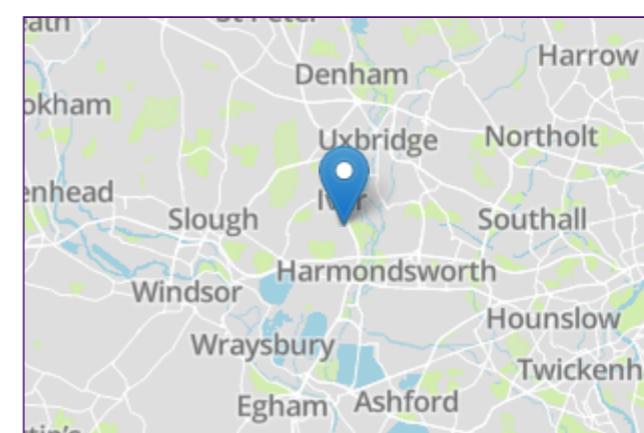
Band E



Total floor area: 164.1 sq.m. (1,766 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 Govview.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		81
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			