



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



6 Somerset Way, Richings Park, Buckinghamshire. SL0 9AF.

£900,000 Freehold

Hilton King & Locke are pleased to bring to the market this beautiful four/five bedroom detached home that boasts 2,468 sq ft.

Nestled on one of Ivers most popular roads this remarkable detached house offers a harmonious blend of spacious interiors and lush outdoor spaces. With a myriad of impressive features, this property redefines comfortable living and is situated a short walk to Iver Cross Rail Station.

Upon entering the property that is set back from the road you are greeted by ample parking spaces for multiple cars, providing convenience for both residents and guests with side access to the well-maintained garden. The exterior offers a warm and welcoming appearance, further adding to the charm of the property.

The abundance of natural light creates an inviting ambiance that seamlessly connects the various parts of the house. Step inside to discover the generous layout, featuring two elegantly designed reception rooms and a separate dining room that provide a versatile space for relaxation and entertainment.

A unique feature of this property is the flexible office/snug that can easily transform into an additional bedroom. Practicality is evident throughout, with plenty of storage options to keep the living areas clutter-free. This room also has the added benefit of a connected downstairs W/C.

The well-appointed kitchen boasts plenty of eye and base level units as well as an integrated electric oven and hob. This room provides plenty of space for free standing appliances and connects seamlessly to the well-maintained garden, catering to modern convenience and functionality providing access to outside.

Ascending to the upper level, four spacious bedrooms await, with the master bedroom boasting an en-suite shower room. Fitted wardrobes in the master bedroom provide ample storage space.

The main family bathroom is a very good size and has the added benefit of a shower and bath as well as his and hers sinks.

The garden is perfect for entertaining with extensive shrubbery that adds to this property's allure. There is also a garage with power and light.

In conclusion, this detached house offers an extraordinary opportunity to embrace spacious living, versatile spaces, and a harmonious connection with nature. Its combination of functional design and exquisite features make it a property that stands out in every aspect.



## 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, 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.

## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



## Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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# 6 Somerset Way



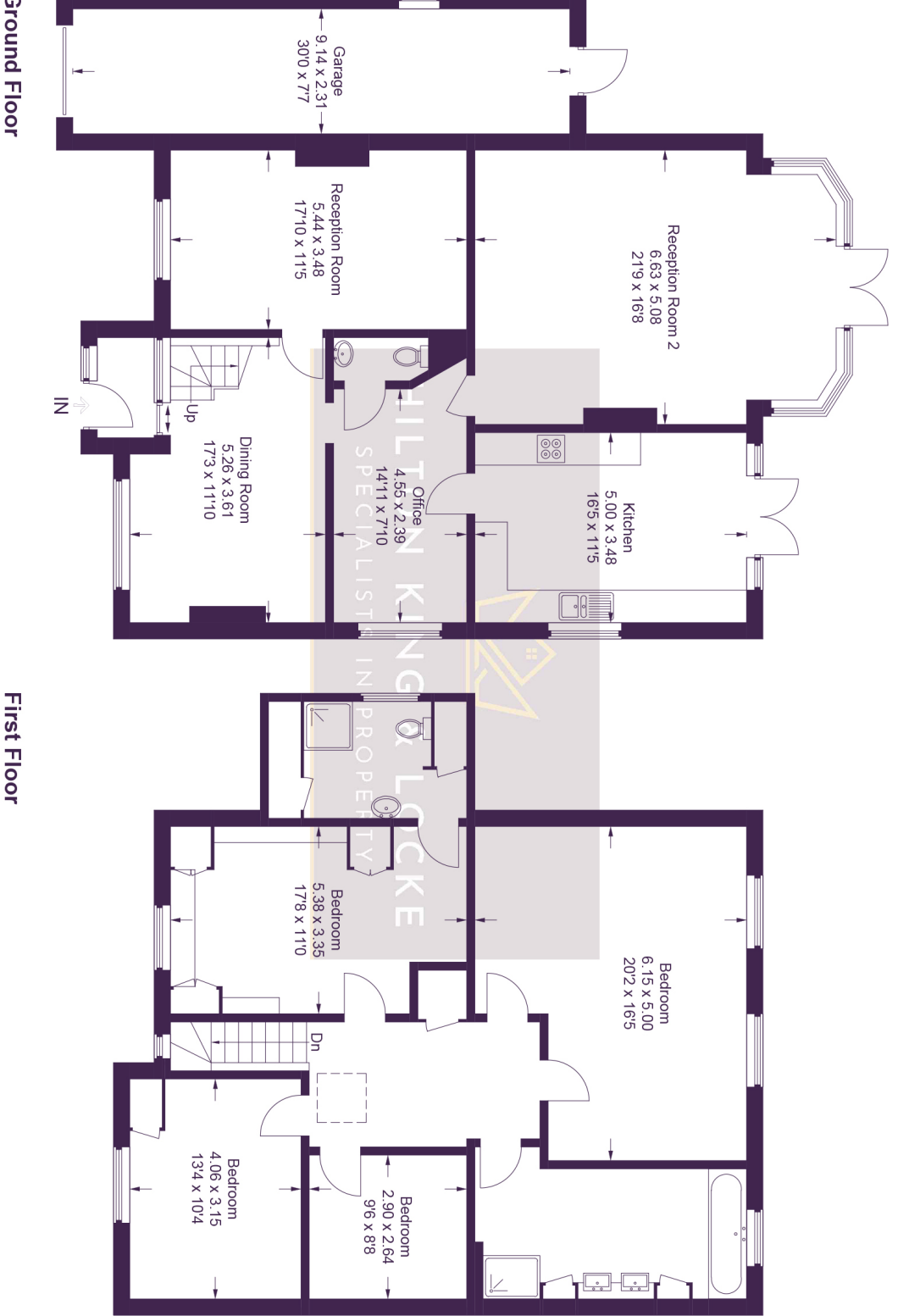
Approximate Gross Internal Area

Ground Floor = 104.5 sq m / 1,125 sq ft

First Floor = 103.6 sq m / 1,115 sq ft

Garage = 21.2 sq m / 228 sq ft

Total = 229.3 sq m / 2,468 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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