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53 Richings Way, Iver, Buckinghamshire. SL0 9DB.

£900,000 Freehold

Detached Bungalow on Exceptional Plot | Richings Park

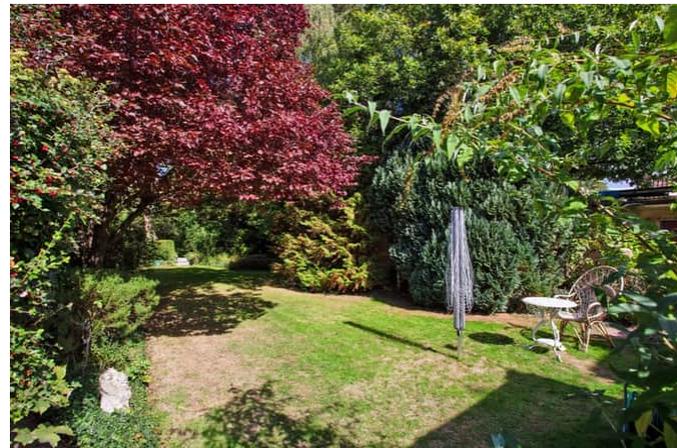
Occupying an unusually large and increasingly rare garden plot of approximately a quarter of an acre, this detached bungalow presents a significant opportunity in one of Richings Park's most sought-after residential roads.

The appeal of the property lies principally in the size, position and long-term potential of the plot, which offers clear scope for redevelopment or replacement, subject to the necessary planning consents. Opportunities of this nature within the village are now scarce, with few comparable sites remaining.

The existing dwelling provides a starting point for purchasers considering a phased approach, while plans for redevelopment or replacement are explored. As such, the property will appeal primarily to buyers seeking to create a bespoke home tailored to their own requirements, making full use of the generous plot and setting.

Internally, the accommodation is arranged to include a spacious reception room, a separate dining area, kitchen, two ground floor bedrooms, a family bathroom and access to the garage. A further bedroom is located on the first floor, benefitting from eaves storage.

Externally, the rear garden is a particular highlight, stretching approximately 40m in length and offering a high degree of privacy. Mature planting and established



boundaries create a sense of seclusion that is increasingly difficult to find, while the scale of the plot provides flexibility for a range of future uses, subject to consent. To the front, the property benefits from driveway parking and an attached garage.

Location – Richings Park

Richings Park is a highly regarded village location offering excellent connectivity and a strong sense of community. Iver Station (Elizabeth Line) is within walking distance, providing direct services into Central London, including Paddington, Bond Street and Canary Wharf.

The area is well served by road links, with convenient access to Heathrow Airport, the M4 and M25. Local amenities, green spaces and a selection of well-regarded state and independent schools further enhance the area's appeal for families and long-term buyers.



Important Notice

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53 Richings Way

Approximate Gross Internal Area
Ground Floor = 133.9 sq m / 1,226 sq ft

First Floor = 19.9 sq m / 214 sq ft

Outbuildings = 57.4 sq m / 618 sq ft

Total = 211.2 sq m / 2,058 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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