



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Bathurst Walk, Richings Park, Buckinghamshire. SL0 9EE.

Offers in Excess of £850,000

Having been extended to both the rear and side, this excellent property offers generous family accommodation at just under 1900 square ft. With two reception rooms, a spacious kitchen/breakfast room and four first floor bedrooms, this is a property that will be in high demand, not only due to its size, but also its close proximity to Iver Station and therefore the Elizabeth Line.

On the ground floor you have an entrance hall which gives you direct access to the through living room/study, a ground floor cloakroom and the kitchen. The living area is over 25ft in length, with the above mentioned kitchen/breakfast room being some 19' x 17'11". This impressive space offers ample kitchen units, space to dine and also a delightful twin aspect overlooking the rear garden.

Completing the ground floor is a dining room that is located off the kitchen, and a garage.

Upstairs are three large double bedrooms and a single bedroom. Bedroom one measures 16'5 x 9'5 and has a double aspect, bedroom two is 13'1 x 11'7 and has extensive fitted wardrobes, as does the 12'10 x 11'9 bedroom two. Completing the first floor is a superb sized family bathroom which has a corner panel bath plus a separate shower cubicle.

Outside and to the front, there is a block paved drive that provides off street parking for numerous vehicles, and to the rear is a beautifully kept and landscaped rear garden which includes a patio, extensive lawn with shrub/flower borders and a



15'7 x 9'2 summerhouse at the end.

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, and of course now connected to 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.



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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35, Bathurst Walk

Approximate Gross Internal Area

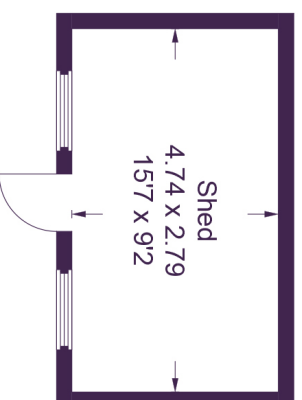
Ground Floor = 81.7 sq m / 879 sq ft

First Floor = 67.4 sq m / 725 sq ft

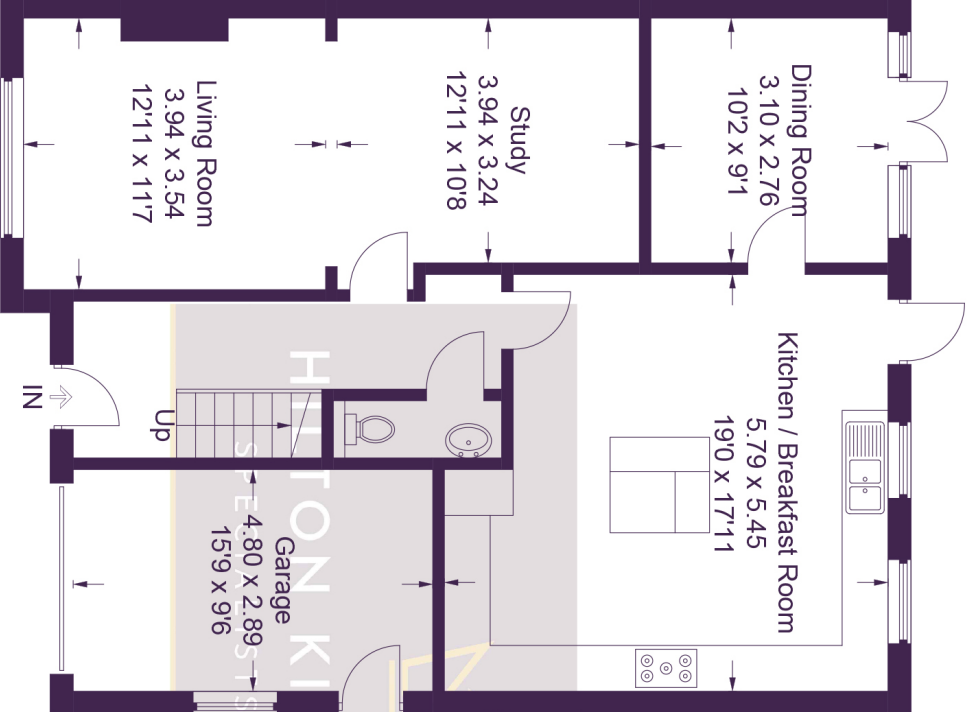
Garage = 13.7 sq m / 147 sq ft

Shed = 12.8 sq m / 138 sq ft

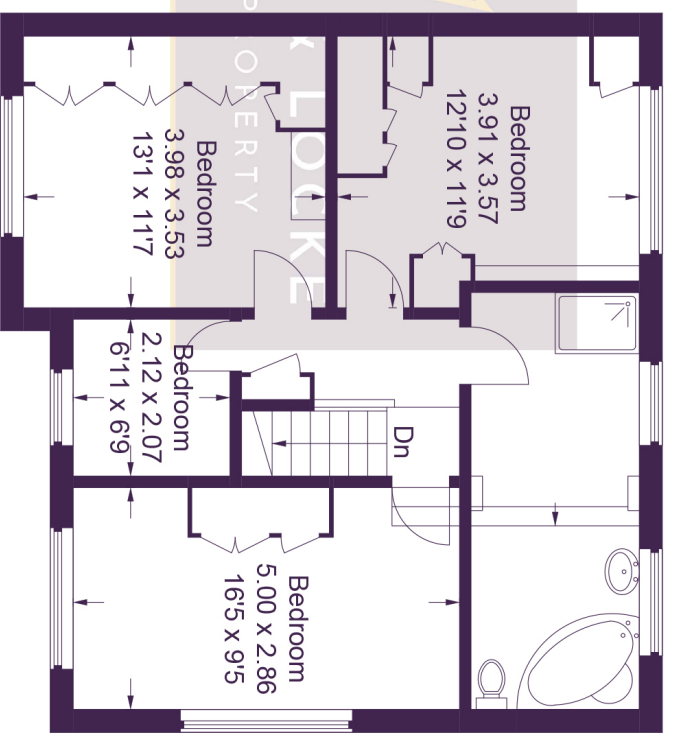
Total = 175.6 sq m / 1,889 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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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