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Wellesley Avenue, Richings Park, Buckinghamshire. SL0 9BN.

£1,350,000 Freehold

A beautifully presented five bedroom, three reception, three bathroom detached house situated on ever popular Wellesley Avenue in Richings Park. Iver Station, and the renowned Elizabeth Line (Crossrail), is only a short walk away making this executive home very sought after indeed.

This family home is situated on a corner plot, offering potential for further extension if required (subject to the usual consents), with existing accommodation sitting at 2212 square ft.

You enter the property via wooden gates and onto a triple width, hedge enclosed frontage, that offers parking for many vehicles. Inside and into the 14'2 x 12'4 entrance hall, you will immediately be struck by this impressive space which offers lots of natural light, giving you a light and airy feel.

From here, you have direct access to both the 19'7 x 10'9 living room and the 23' x 15'6 kitchen/dining room. The living room has a front aspect window overlooking the front garden, plus a set of french doors that open out to the garden at the rear, while the kitchen/dining area also gives access to the garden, and offers ample modern kitchen units, with space to formally dine.

Off of the kitchen/dining area is an inner lobby, that takes you directly to a lovely 20' x 12'11 family room and a 17'5 x 10'7 further reception room. The living room offers a double aspect, and four windows in total, making this space a great place to relax in, while the rear reception lends itself to be potentially converted into an annexe, as it leads to a shower room and utility with door giving rear access.

Upstairs are five well proportioned bedrooms and two modern bathrooms. The master bedroom has its own ensuite shower



room, fitted wardrobes, measures 15' x 10'10 and overlooks the garden, as do two more of the double bedrooms.

A bay fronted bedroom with fitted wardrobes also faces the front of the property, while a 17'4 x 9'8 double aspect bedroom and a family bathroom completes this floor.

Outside, the good sized rear garden offers a sunny southerly aspect, has a patio and is mainly laid to lawn with panel fencing to the sides.

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

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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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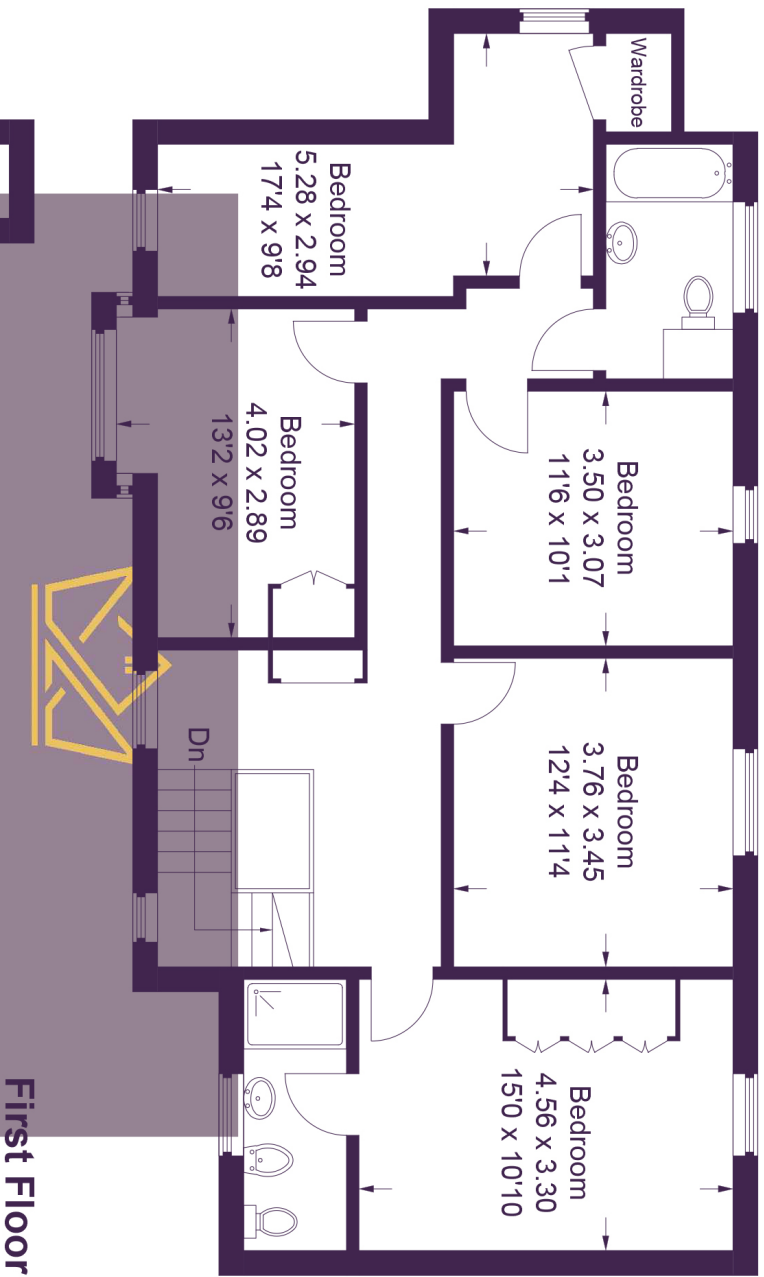
50 Wellesley Avenue

Approximate Gross Internal Area

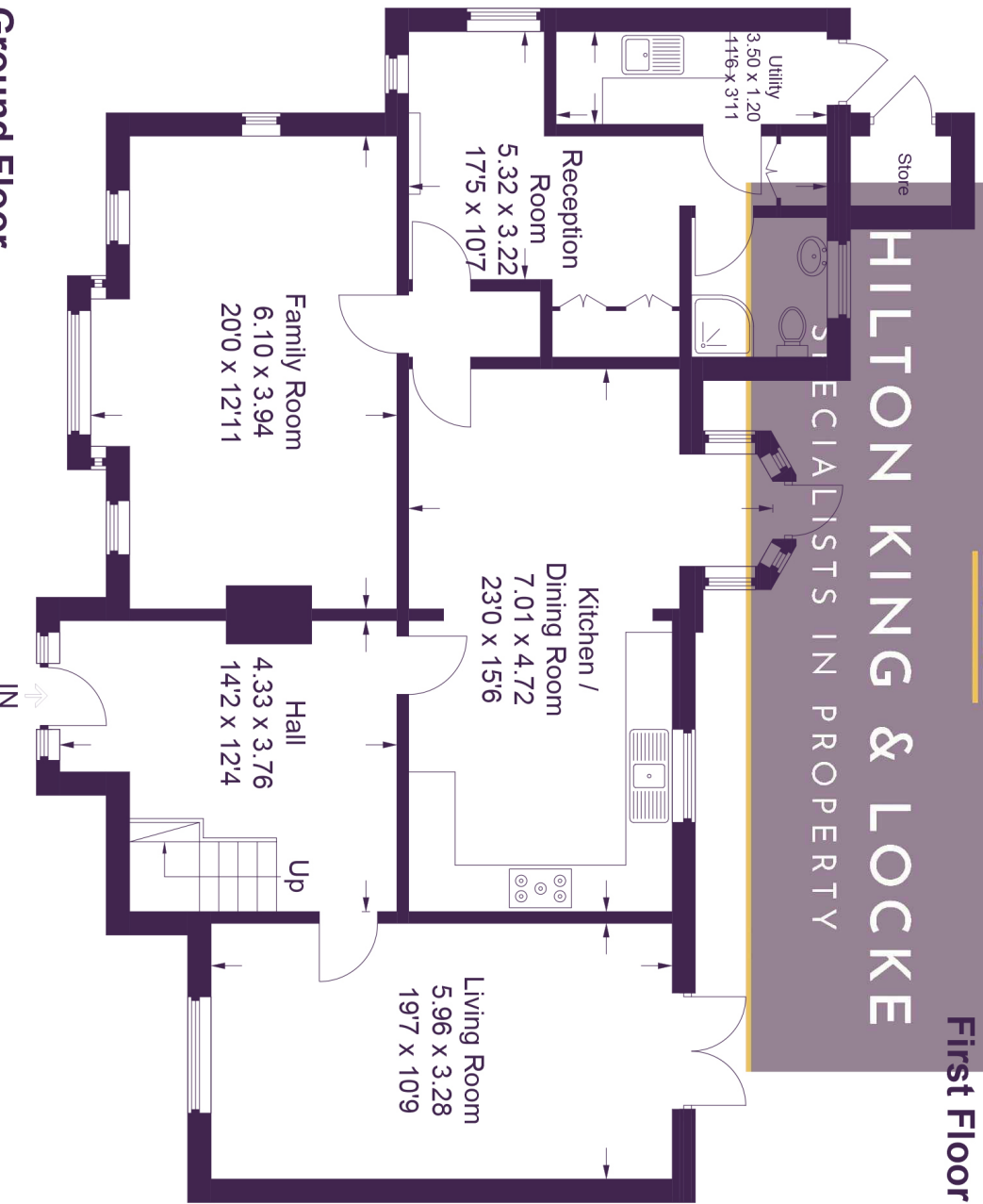
Ground Floor (Including Store) = 110.4 sq m / 1,188 sq ft

First Floor = 95.1 sq m / 1,024 sq ft

Total = 205.5 sq m / 2,212 sq ft



First Floor



Ground 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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