



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



1 St James Walk, Richings Park, Iver, Buckinghamshire. SL0 9EN.

£1,100,000 Freehold

Hilton King & Locke are pleased to bring to the market this impressive, detached home offers generous and well-balanced accommodation across two floors, making it ideal for modern family living.

Upon entering the property, you are welcomed by a spacious entrance hall leading to a bright and inviting reception room, perfect for relaxing or entertaining guests. The ground floor also features a well-proportioned dining room, alongside a spacious kitchen/dining area that provides an excellent space for everyday living and social gatherings. A convenient ground floor cloakroom completes this level.

Upstairs, the first floor comprises three well-sized bedrooms, all offering comfortable accommodation and flexibility for families, guests, or home working. A family bathroom serves this floor, designed with practicality in mind.

Externally, the property truly excels. To the front, there is extensive off-street parking for up to six vehicles—an exceptional feature rarely found. To the rear, a private and enclosed garden provides an outdoor retreat, perfect for



entertaining, gardening, or enjoying family time.

Further benefits include a generous internal area of approximately 1,220 sq. ft, a thoughtful layout, and a peaceful location while still being within easy reach of local amenities, schools, and transport links.

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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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.



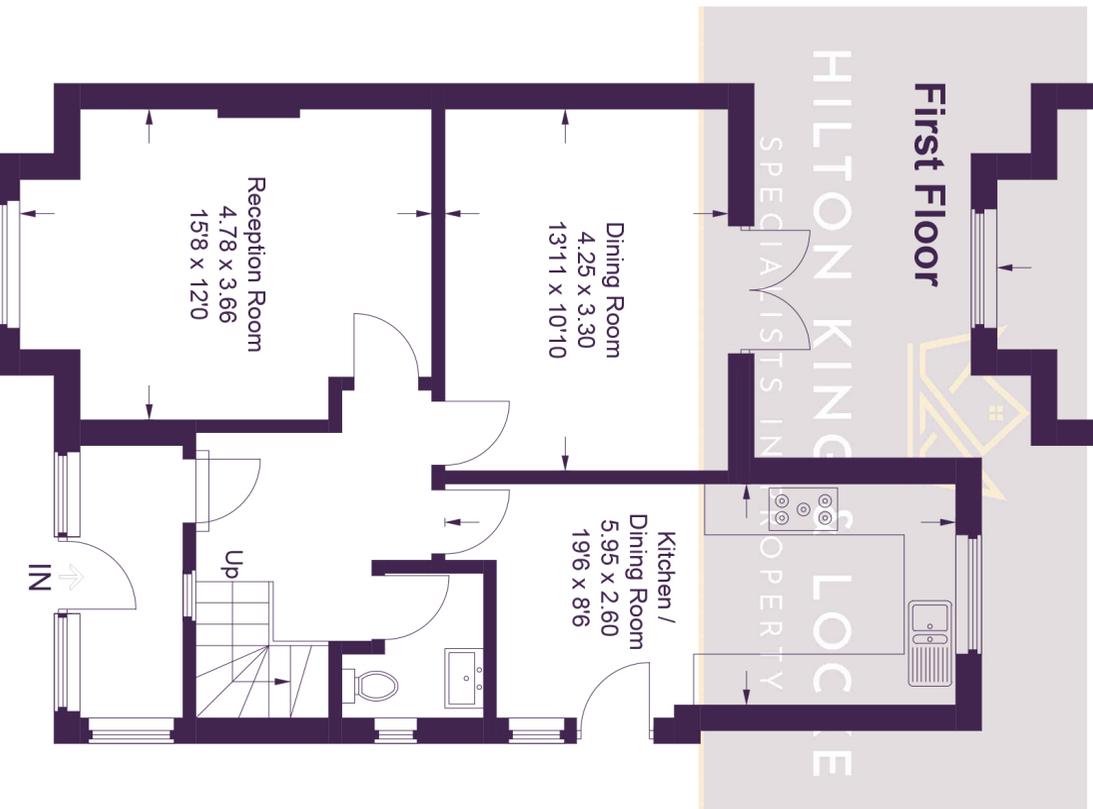
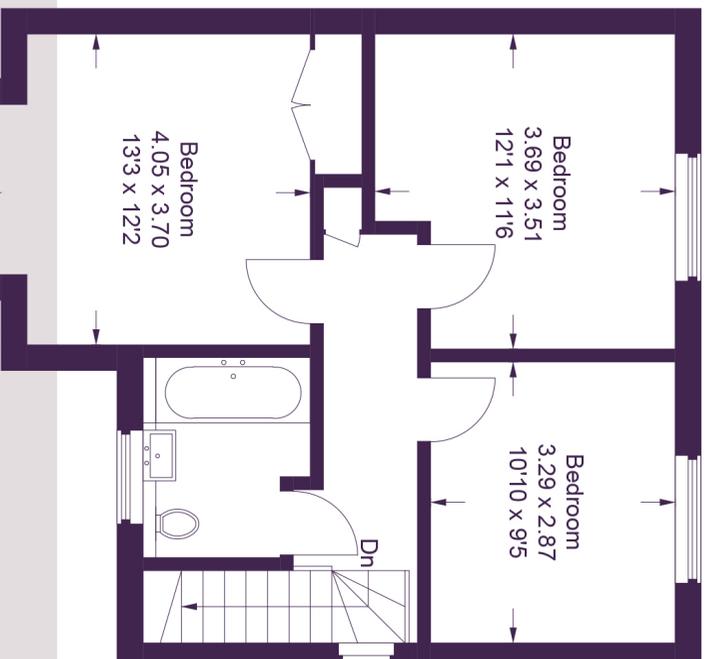
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Approximate Gross Internal Area
Ground Floor = 62.7 sq m / 675 sq ft
First Floor = 50.6 sq m / 545 sq ft
Total = 113.3 sq m / 1,220 sq ft



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.