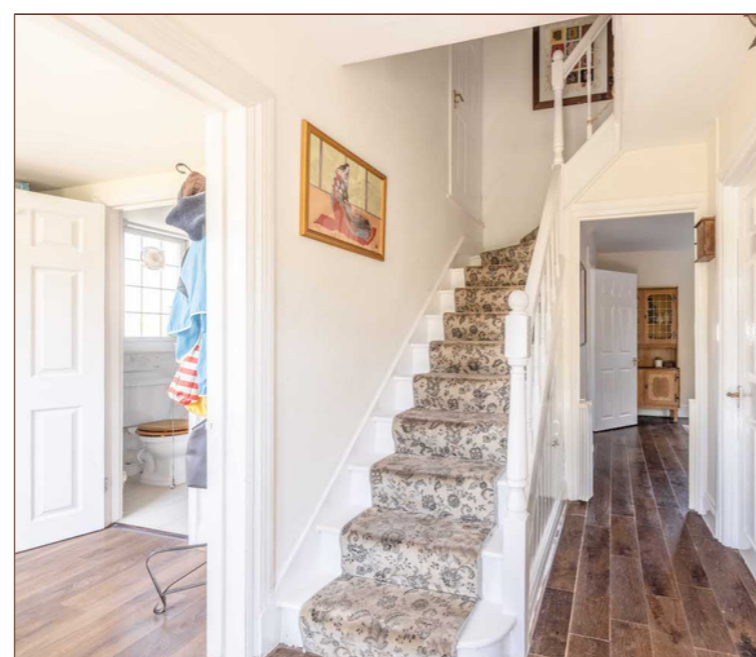




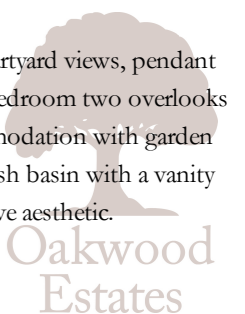
Oakwood Estates is thrilled to offer a unique chance to acquire one of the few Thatched character cottages in Richings Park, offering the perfect blend of British countryside charm and modern amenities. Nestled in the heart of Richings Park, it enjoys a prime location, just a short stroll to Iver Station (Crossrail/Elizabeth Line) and nearby shops.

This semi-detached family home boasts three bedrooms, three reception rooms, one bathroom with a separate shower and bath, and two toilets, providing ample space for comfortable living. Additional highlights include off-street parking, a garage, a fully-insulated 44mm timber outbuilding ideal for a home office or additional living space throughout the year, and an enchanting courtyard and sunny enclosed garden, ensuring privacy and tranquillity for your family.



Upon entering the property you're greeted by the entrance hallway boasting stairs ascending to the first floor, an understairs cupboard, and doors leading to the study, dining room, and living room, all adorned with sleek solid oak wooden flooring. The study offers a tranquil view of the garden through its sizable window, ample desk space, and access to a convenient tiled WC and utility room. Meanwhile, the living room presents another picturesque garden view, illuminated by pendant and wall-mounted lighting, accommodating a spacious L-shaped sofa within its inviting space, connected to the dining room by a charming brick archway. In the dining room, pendant lighting highlights its brick-feature fireplace and courtyard garden vista, with seamless access to the recently refurbished kitchen boasting a blend of shaker-style wall-mounted and base units, a range-style oven, and tiled flooring.

Ascending to the first floor unveils three bedrooms, a family bathroom, and an additional WC. Bedroom one enjoys courtyard views, pendant lighting, and ample space for a king-size bed, enhanced by a built-in wardrobe and solid oak wooden flooring. Similarly bedroom two overlooks the garden, offering pendant-lit serenity and abundant space for furnishings, while bedroom three provides cosy accommodation with garden vistas and wardrobe space. The family bathroom boasts courtyard views through its frosted window, housing a hand wash basin with a vanity unit, a corner bath, a spacious shower unit, and convenient storage, all finished with tiled flooring for a cohesive aesthetic.



## Property Information

-  **FREEHOLD PROPERTY**
-  **THREE BEDROOMS**
-  **OUTBUILDING / HOME OFFICE**
-  **DRIVEWAY PARKING**
-  **POTENTIAL TO EXTEND (STPP)**
-  **COUNCIL TAX BAND F (£3,302 P/YR)**
-  **THREE RECEPTIONS**
-  **GARAGE**
-  **SOLID OAK WOOD FLOORING**
-  **TWO GARDENS**

					
<b>x3</b>	<b>x3</b>	<b>x1</b>	<b>x3</b>	<b>Y</b>	<b>Y</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

### Front Of House

At the front of the property lies a gravel driveway, offering off-street parking, bordered by flower beds boasting mature planting. A hedge flanks the left-hand side, while gates open to reveal the courtyard and rear garden, with convenient access to the garage.

### Garage

The garage is equipped with an up-and-over door, windows providing views of the side and courtyard, and complete with power and lighting.

### Courtyard Garden

The courtyard garden includes a well-maintained lawn, bordered by a hedge, and adorned with mature plantings.

### Rear Garden

The spacious rear garden offers a gravel section with direct access to the property, complemented by a sizable lawn enclosed by hedging. It also boasts a double gate leading to the road, an inviting patio ideal for outdoor dining and barbecues, and a pathway leading towards the garden's rear. Nestled at the far end of the garden sits the outbuilding.

### Outbuilding

The generously-sized outbuilding presents versatile possibilities, suitable for use as a summer house, home office, or gym, complete with power and lighting facilities.

### Tenure

Freehold

### Council Tax Band

Band F (£3,302 p/yr)

### Plot/Land Area

0.13 Acres (517.00 Sq.M.)

### Mobile Coverage & Internet Speed

Mobile Coverage - 5G voice and data

Internet Speed - Ultrafast

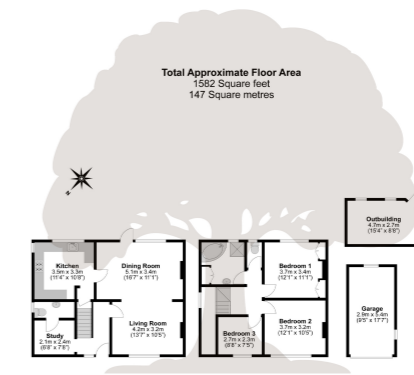
### Schools

Iver Village Infant School, Iver Village Junior School, Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School are all currently accessible. Additionally, there is the possibility of considering Langley Grammar School, Slough Grammar School, St. Bernard's Catholic Grammar School, Herschel Grammar School, and numerous other options.

### Area

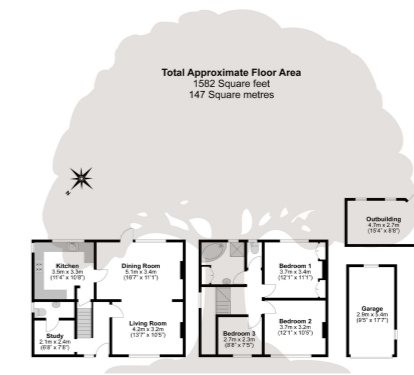
Richings Park is a suburban area located in Buckinghamshire, England, near the town of Iver. It is known for its picturesque surroundings and proximity to the Colne Valley Regional Park, which offers beautiful green spaces and outdoor recreational activities. Richings Park is primarily a residential area, characterized by a mix of detached houses, semi-detached houses, and apartment complexes. The community enjoys a tranquil atmosphere and a strong sense of community spirit. One notable feature of Richings Park is its railway station, which provides convenient access to London Paddington and other destinations. This makes it an attractive place to live for commuters who work in the city but prefer a quieter suburban lifestyle. The area is also home to a few local amenities, including shops, restaurants, and a primary school. For more extensive shopping and leisure facilities, residents can easily access nearby towns such as Iver, Slough, and Uxbridge. Overall, Richings Park offers a balance between countryside living and easy access to urban amenities, making it an appealing place to reside for those seeking a peaceful suburban environment within commuting distance of London and Heathrow Airport.

## Floor Plan



Oakwood Estates

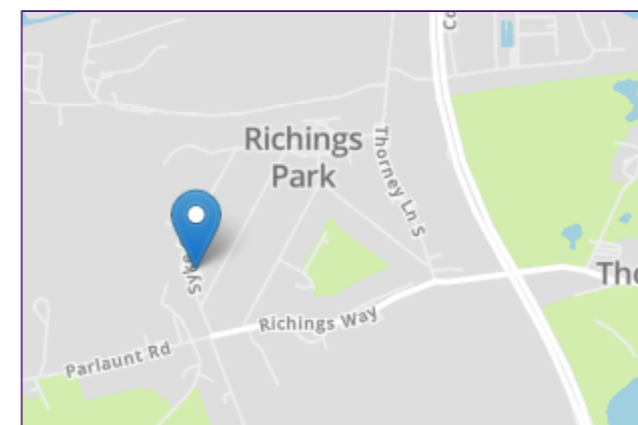
Illustrations are for identification purposes only, measurements are approximate, not to scale.



Oakwood Estates

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Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC