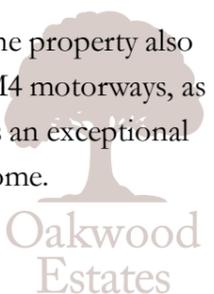


Oakwood Estates are delighted to bring to the market this substantial and beautifully versatile detached family home, positioned on one of Richings Park's most sought-after residential roads, Bathurst Walk. Offering four generous bedrooms, four reception rooms and two bathrooms, the property provides exceptional flexibility for modern family living, whether working from home, entertaining, or accommodating extended family.

The home further benefits from a bright and welcoming conservatory overlooking the garden, a dedicated spa area complete with a hot tub and sauna for relaxation, and a large south-facing rear garden — an ideal and safe space for children to play and for hosting family gatherings. The garden also features a cabin and additional storage, perfect for a home office, gym or playroom.

To the front, the property boasts an in-and-out driveway providing ample off-street parking, along with a garage for further storage or secure parking.

Ideally situated within a short, flat walk of Iver Station, local shops and the sports centre, the property also benefits from excellent road connections, being just a short drive from the M40, M25 and M4 motorways, as well as Heathrow Airport. With outstanding school catchments nearby, this home presents an exceptional opportunity for families seeking space, convenience and a long-term lifestyle home.



## Property Information

-  FREEHOLD PROPERTY
-  DETACHED 4 BED HOUSE
-  CONSERVATORY
-  SOUTH FACING GARDEN
-  CABIN
-  COUNCIL TAX BAND G (£4,002 P/YR)
-  FOUR RECEPTIONS
-  HOT TUB & SAUNA
-  DRIVEWAY FOR 5 CARS
-  FLAT WALK TO IVER STATION (ELIZABETH LINE)

					
x4	x4	x2	x5	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Tenure

Freehold Property

### Council Tax Band

G (£4,002 p/yr)

### Plot/Land Area

0.18 Acres (750.00 Sq.M.)

### Mobile Coverage

5G voice and data

### Internet

Ultrafast

### Transport

Iver Station is conveniently just a few minutes' walk away, ensuring easy access to transportation. For those travelling a bit farther, Langley (Berks) Station and West Drayton Station are only a short drive away. The M40/M4/M25 motorways are just a short drive away. Whether you're commuting locally or heading beyond, these nearby stations offer excellent travel options.

### Schools

In the vicinity, there are several educational institutions catering to various age groups and preferences. These include Iver Village Infant School, The Iver Village Junior School, Holy Family RC School, Burnham Grammar School, The Chalfonts Community College, and Beaconsfield High School. Additionally, there is the potential for enrollment in esteemed institutions such as Langley Grammar, Slough Grammar, St Bernard's Catholic Grammar School, and Herschel Grammar School, among others, offering a diverse range of educational opportunities for students in the area.

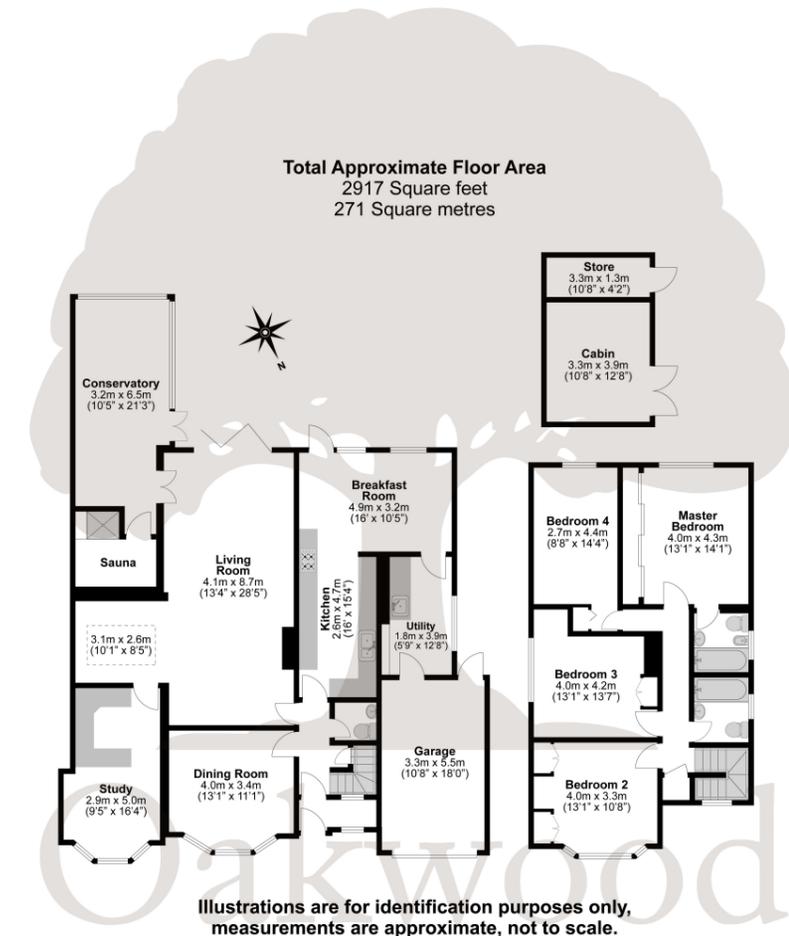
### Area

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, characterised 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.

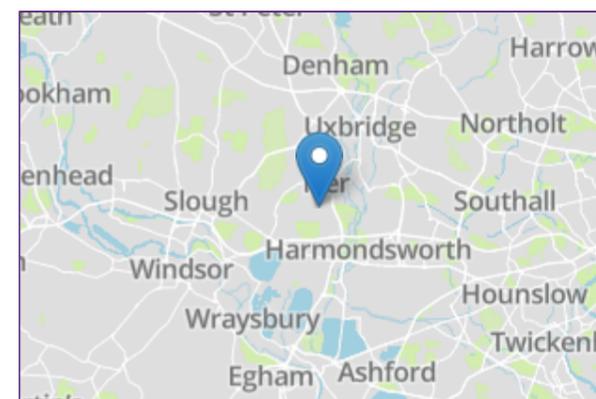
### Council Tax

Band G

## Floor Plan



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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	53	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			