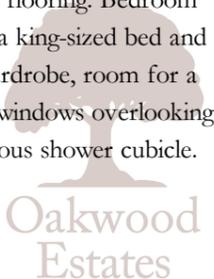




Oakwood Estates is pleased to introduce to the market this charming three-bedroom, three-reception semi-detached property, making its debut after two decades. Nestled on one of Richings Park's highly coveted streets, this residence is conveniently located just a brief stroll from Iver Station (Crossrail/Elizabeth Line). Meticulously maintained by its current owners, the property is in impeccable move-in condition. Additionally, there is the opportunity for expansion, subject to obtaining planning permission.

Upon entering the property, you step into the welcoming entrance hallway, where a staircase ascends to the first floor, and doors open to the dining room, living room, and kitchen. To the right, the kitchen boasts a front-facing window, spot lighting, a blend of wall-mounted and base kitchen units, an integrated oven and grill, ample space for white goods, generous countertop space, a gas hob with an extractor fan above, a stainless steel sink with a mixer tap, tiled flooring, and an archway leading to the Breakfast Room. The adjacent breakfast room is adorned with spot lighting, French doors that lead to the patio, room for a table and chairs, and tiled flooring. The Dining Room showcases a sizable bay window fitted with French Blinds overlooking the front aspect, pendant lighting, ample space for a large dining table and chairs, and wooden flooring. The generously sized living room features a large rear-facing window, wall-mounted lights, a captivating fireplace, room for a couple of sofas, and wooden flooring.

Moving to the first floor, you'll find three bedrooms, a family bathroom, and eaves storage. Bedroom one offers spot lighting, a rear garden-view window, a spacious built-in wardrobe, room for a king-sized bed and bedside tables, and carpeted flooring. Bedroom two is illuminated by pendant lighting and has a front-facing window, a substantial built-in wardrobe, space for a king-sized bed and bedside tables, and carpeted flooring. Bedroom three, with pendant lighting, a front-facing window, a fitted wardrobe, room for a double bed, and carpeted flooring. The family bathroom, of considerable size, boasts spot lighting, twin frosted windows overlooking the rear aspect, fully tiled walls, a heated towel rail, a low-level WC, a pedestal sink, a rolltop bath, and a spacious shower cubicle.



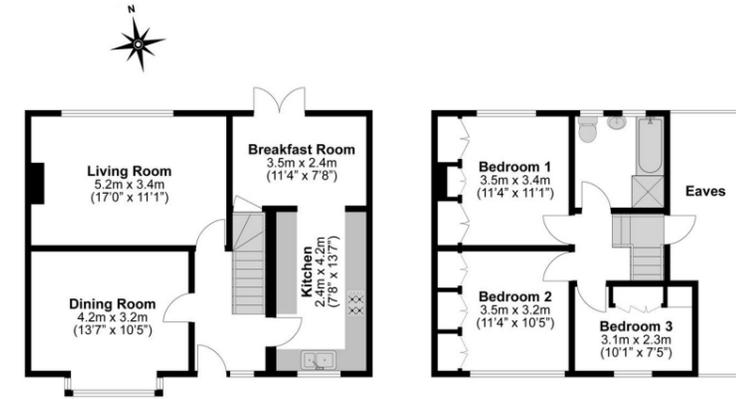
Property Information

-  **FREEHOLD PROPERTY**
-  **THREE DOUBLE BEDROOMS**
-  **POTENTIAL TO EXTEND (S.T.P.P)**
-  **GREAT SCHOOL CATCHMENT**
-  **ENCLOSED GARDEN**
-  **COUNCIL TAX BAND F (£3,144 P/YR)**
-  **THREE RECEPTIONS**
-  **GOOD ACCESS TO HEATHROW AND MOTORWAYS**
-  **CLOSE TO IVER STATION (CROSSRAIL)**
-  **READY TO MOVE IN**

					
x3	x3	x1	x4	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

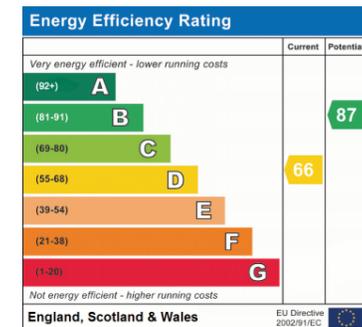
Floor Plan

Total Approximate Floor Area
1184 Square feet
110 Square metres



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

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.



Front Of House

Gracing the front of the residence is a well-designed block driveway, thoughtfully crafted to offer ample parking space for a minimum of four cars. Enhancing the curb appeal, the driveway is accompanied by raised flower beds adorned with a variety of mature plantings, creating a charming and visually appealing entrance. Flanked by sturdy fences on either side, the frontage exudes a sense of privacy and security. Adding to the convenience, a gate stands at the ready, beckoning towards the rear garden and completing the harmonious blend of functionality and aesthetics at the property's entrance.

Rear Garden

The delightful rear garden, completely enclosed, offers an ideal space for children and pets to play freely. Boasting a generous patio area, perfectly suited for entertaining, the garden also encompasses a well-maintained lawn, flanked by flower beds on either side adorned with mature plantings. Towards the rear, a practical garden shed provides additional storage, and the entire outdoor space is embraced by sturdy fences, ensuring a private and secure environment.

Tenure

Freehold Property

Council Tax Band

Band F (£3,144 p/yr)

Plot/Land Area

0.09 Acres (353.00 Sq.M.)

Mobile Coverage

5G voice and Data

Internet Speed

Ultrafast

Transport

Iver Station - 0.24 miles
Langley (Berks) Station - 1.28 miles
West Drayton Station - 1.72 miles

Schools

Iver Village Infant School
The Iver Village Junior School
Burnham Grammar School
The Chalfonts Community College
Beaconsfield High School

With the potential for the following schools - Langley Grammar, Slough Grammar, St Bernard's Catholic Grammar School and Herschel Grammar School, plus many more.

Location

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.