



Oakwood Estates are delighted to present this exceptional four-bedroom gated detached family residence, ideally situated on one of Iver's most sought-after residential roads. Offering approximately 2,311 sq ft of well-appointed and versatile living accommodation, this impressive home is perfectly suited to modern family living.

Conveniently located just a two-minute walk from Iver Railway Station, the property benefits from excellent transport links via the Elizabeth Line, providing swift and direct access into Central London and beyond, making it an ideal choice for commuters.

The property further benefits from approved planning permission for a substantial extension and redevelopment (Ref: PL/25/5138/FA), presenting a fantastic opportunity for purchasers to significantly enhance and personalise the home. Additional features include an electric vehicle charging point, a recently installed energy-efficient boiler with Hive smart app control and remaining manufacturer warranty, and a high-security steel front door for added peace of mind.

Upon entering, a spacious and welcoming entrance hall provides access to a range of reception spaces designed for flexible family living. To the front of the property, a generous living room offers an ideal setting for relaxation and entertaining, while a second reception room provides versatility as a formal lounge, family room, or children's playroom. The heart of the home is the impressive open-plan kitchen/dining room, which creates a superb space for everyday family life and social gatherings. This area flows seamlessly into a substantial conservatory spanning the width of the property, enjoying delightful views over the rear garden and an abundance of natural light. A separate study offers the perfect environment for home working, while a contemporary ground-floor shower room adds further convenience. The integral garage, accessed internally, provides additional practicality and storage.

The first floor comprises four well-proportioned bedrooms. The spacious principal bedroom benefits from a dedicated dressing room and a modern en-suite shower room. Three further bedrooms provide comfortable accommodation for family members and guests, with flexibility for use as additional office space if required. A well-appointed family bathroom completes the first-floor accommodation.

Externally, the property is approached via secure gated frontage, offering both privacy and ample off-street parking. The rear garden provides excellent outdoor space for families and entertaining, with potential to construct a substantial detached outbuilding (subject to the necessary planning permissions), ideal for use as a home office, gym, studio, or leisure space.



Property Information

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FREEHOLD PROPERTY
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PLOT SIZE - 0.18 ACRES
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FOUR-BEDROOM GATED DETACHED FAMILY HOME
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SPACIOUS OPEN-PLAN KITCHEN/DINING ROOM
- 

PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE
- 

COUNCIL TAX BAND - G £4,211
- 

LANNING PERMISSION FOR EXTENSION (REF: PL/25/5138/FA)
- 

SECURE GATED DRIVEWAY WITH AMPLE OFF-STREET PARKING
- 

LARGE CONSERVATORY OVERLOOKING THE REAR GARDEN



x4

Bedrooms



x3

Reception Rooms



x3

Bathrooms



x5

Parking Spaces



Y

Garden



Y

Garage

Tenure

Freehold Property

Council Tax Band

Band: G

Annual Price: £4,211

Plot Size

0.18 Acres

Planning Permission Granted

Ref: PL/25/5138/FA

Mobile Coverage

5G Voice and Data

Internet Speed

Basic: 14 Mbps

Superfast: 80 Mbps

Ultrafast: 1000 Mbps

Transport Links

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, Herschel Grammar School, among others, offering a diverse range of educational opportunities for students in the area.

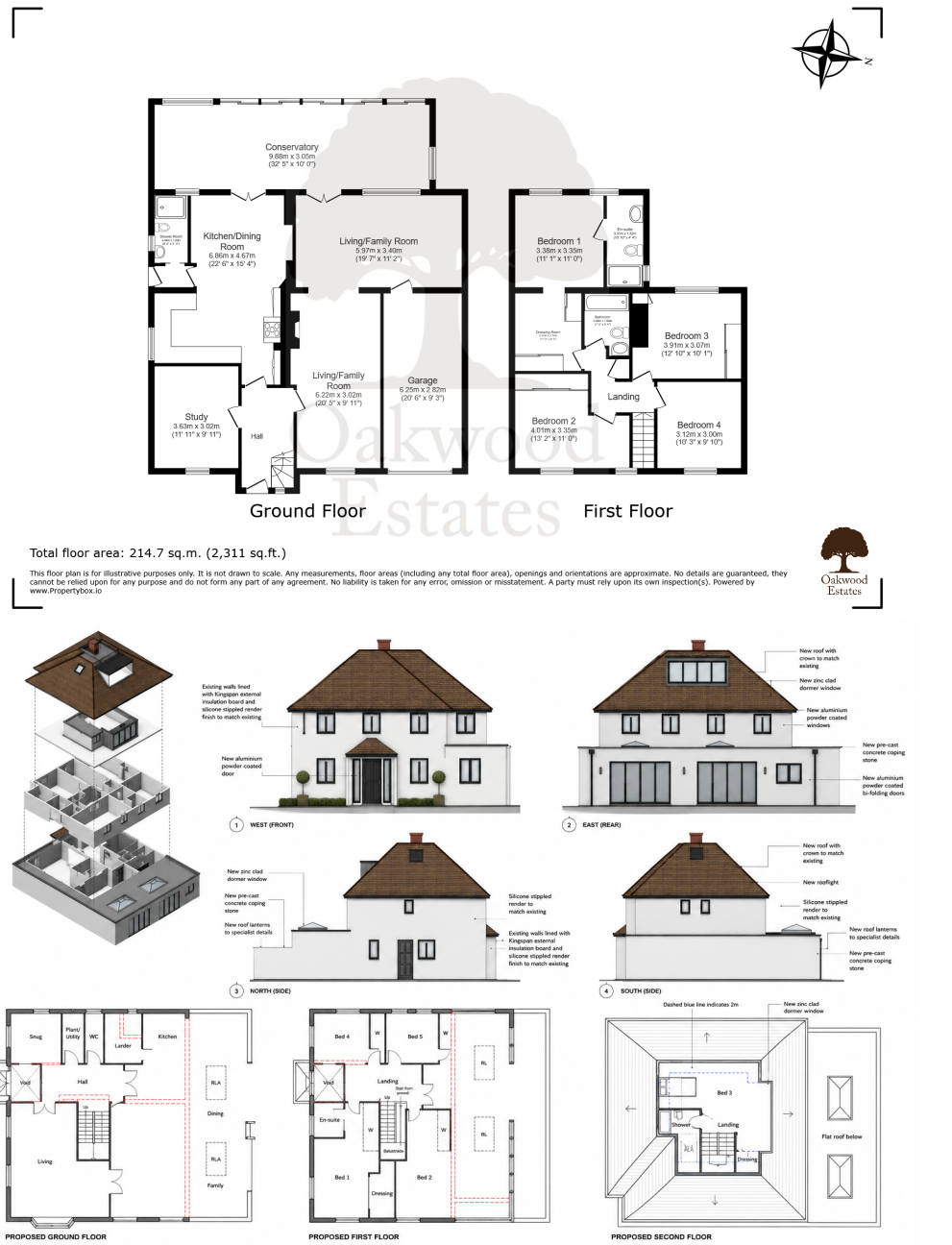
Local Area

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.

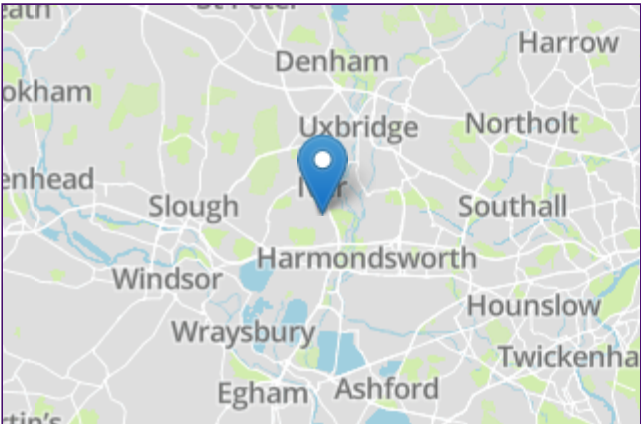
Council Tax

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	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	