



Oakwood Estates are delighted to present to the market this deceptively spacious four-bedroom townhouse, offering approximately 1,703 sq ft of versatile accommodation arranged over three floors. The property combines generous room proportions with excellent flexibility, making it an ideal family home.

The property is approached via a welcoming entrance hall, providing access to a useful utility room, ground-floor cloakroom and modern fitted kitchen measuring 13'10" x 8'0" (4.22m x 2.45m).

To the rear is an impressive family living room measuring 18'7" x 15'10" (5.66m x 4.82m). This superb main reception space features double doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living areas while allowing an abundance of natural light into the room.

The private rear garden is designed for ease of maintenance, with a paved seating area and the remainder predominantly laid to lawn, providing an ideal setting for relaxing, entertaining or enjoying time with family.

The first floor provides two generous double bedrooms. The principal bedroom is particularly impressive, measuring 15'9" x 13'1" (4.81m x 4.00m), and benefits from an en-suite shower room, fitted wardrobes and additional storage. The second double bedroom measures 15'10" x 8'7" (4.82m x 2.62m) and is also equipped with fitted wardrobes. These bedrooms are served by the family bathroom, making this floor equally well suited to family living or accommodating guests.

The second floor offers two further well-proportioned rooms, providing excellent flexibility to suit a variety of modern lifestyles. The larger room measures 15'9" x 11'3" (4.79m x 3.44m), while the additional room measures 11'9" x 8'5" (3.59m x 2.57m). Depending on individual requirements, these rooms could be utilised as further bedrooms, a nursery, dressing room, study or home office. A separate shower room adds further convenience, while both rooms benefit from fitted wardrobes.

Externally, the property offers a number of practical features, including a private driveway providing parking for two vehicles, a garage measuring 17'9" x 9'3" (5.40m x 2.81m), and a detached garden shed measuring 10'11" x 6'7" (3.33m x 2.00m). The garage benefits from power and provides secure parking or valuable additional storage. There is also shared visitor parking available on the road.

With its generous proportions, flexible accommodation across three floors, multiple bathroom facilities, excellent storage and superb outdoor space, this distinctive townhouse offers a versatile home capable of adapting to a range of family and professional lifestyles. With the added benefit of Air Conditioning across all three floors.

The property is situated in the highly regarded Richings Park area of Iver, enjoying a peaceful residential setting while remaining conveniently positioned for excellent transport links and a wide selection of local amenities. Richings Park is a popular choice for families and commuters alike, offering a village-style atmosphere alongside convenient access to London and the surrounding business centres.



Property Information

-  FREEHOLD PROPERTY
-  FOUR-BEDROOM TOWNHOUSE
-  THREE FLOORS OF ACCOMMODATION
-  GARAGE & DRIVEWAY PARKING
-  SOUGHT-AFTER RICHINGS PARK LOCATION
-  COUNCIL TAX BAND: F ANNUAL PRICE: £3,650
-  APPROX. 1,703 SQ FT
-  SPACIOUS REAR GARDEN
-  EXCELLENT TRANSPORT LINKS
-  CLOSE TO MOTORWAY CONNECTIONS



x4

Bedrooms



x1

Reception Rooms



x3

Bathrooms



x3

Parking Spaces



Y

Garden



Y

Garage

Tenure

Freehold Property

Council Tax Band

Band: F

Annual Price: £3,650

Service Charge

£400 per year towards grounds and private gate maintenance.

Plot/Land Area

0.04 acres

Mobile Coverage

5G Voice and Data

Broadband

Ultrafast

Satellite / Fibre TV Availability

BT, and Sky

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

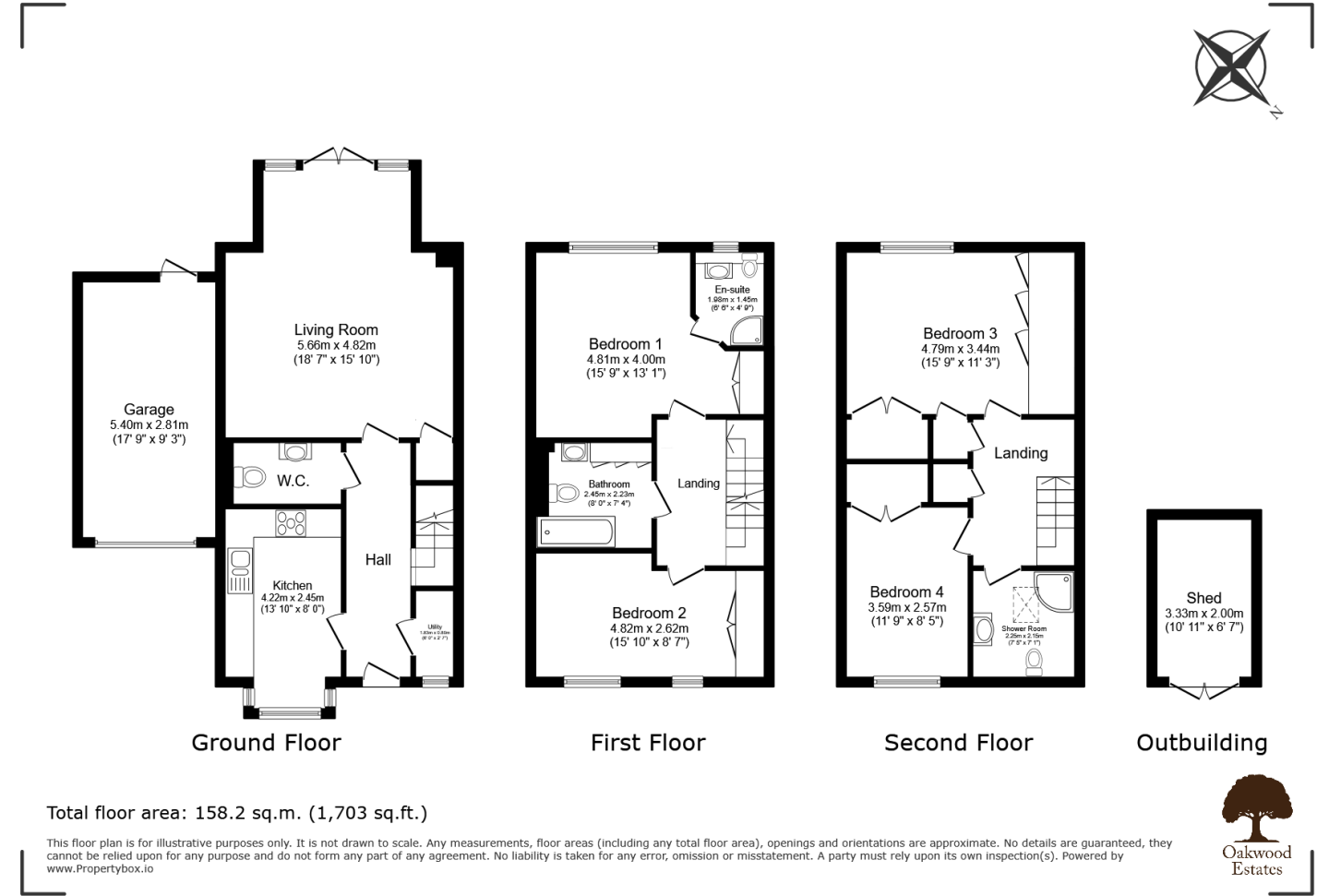
Local Area

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.

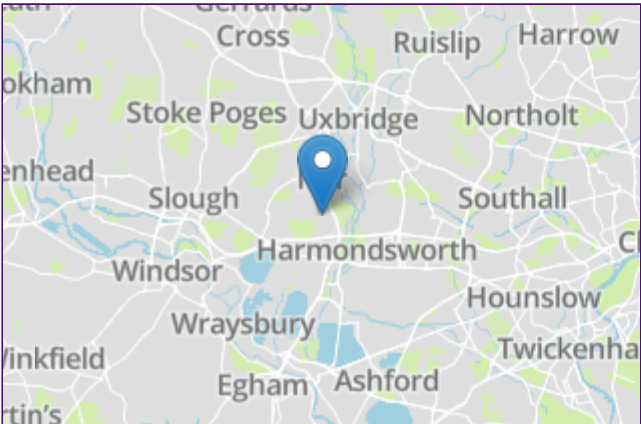
Council Tax

Band F

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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		89
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	