



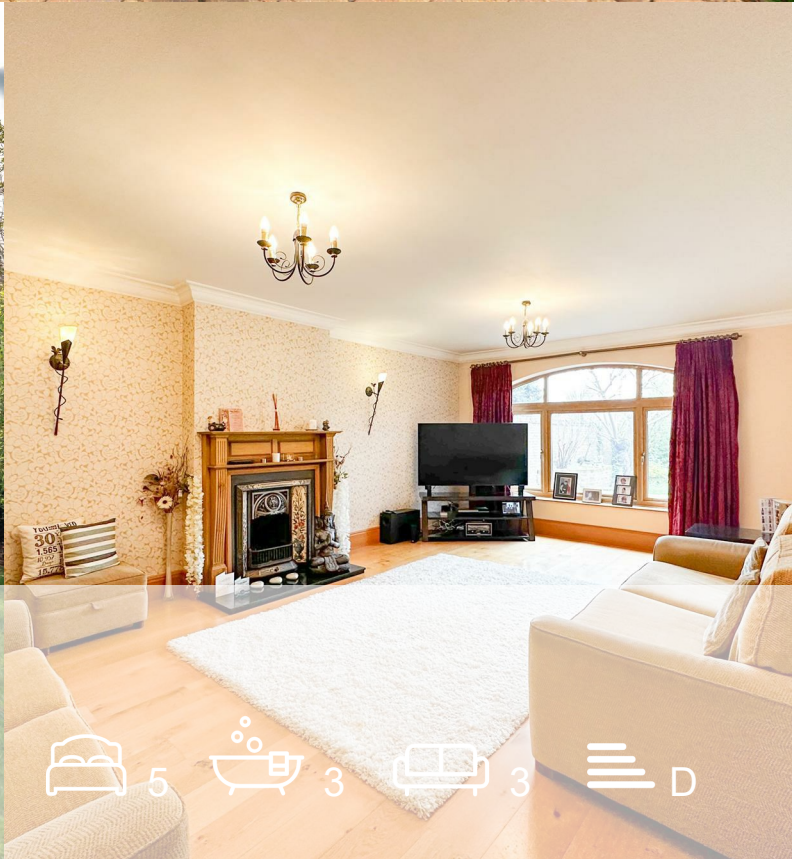
**MOVE INN ESTATES**  
MAKING THE RIGHT MOVE



**Syke Ings**

, Iver, SL0 9ER

Price Guide £1,400,000



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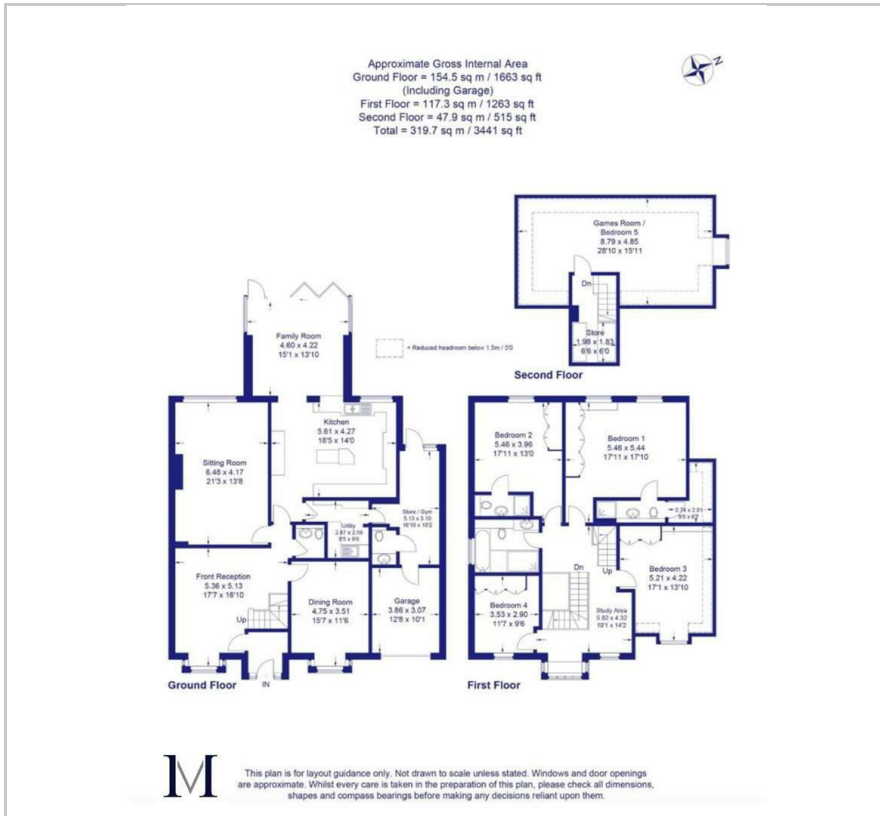
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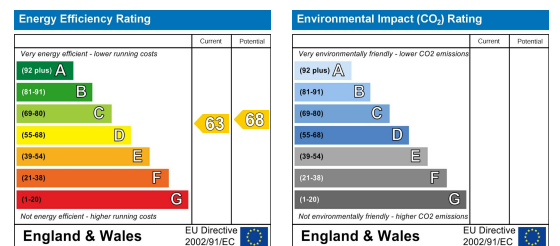
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Move Inn Iver Office on 01753900950 if you wish to arrange a viewing appointment for this property or require further information.

- Four/five bedrooms
- 3441 sq.ft (approx)
- Large garden
- Richings park location
- Detached family home
- Garage
- Potential to extend (STPP)
- Walking distance to Iver Crossrail



Exclusively with Move Inn Estates, we present this stunning four/five-bedroom detached family home situated in Richings Park, in walking distance to Iver's newest Crossrail Station. Set over three floors and boasting from 3441 sq ft, the property is finished to a high standard and has underfloor heating to the ground floor plus an integral multi-room audio system in place.

Ground floor accommodation includes an entrance hall, front reception, dining room, 21ft sitting room with feature fireplace and large arch window allowing an abundance of natural daylight to flow through, modern kitchen with maple units and granite worktops plus fitted appliances, and the stunning garden room/family room with bi fold doors overlooking the garden. A second cloakroom and utility room leading to another great sized room perfect for study completes the ground floor.

On the first floor is a lovely gallery landing, four excellent double bedrooms with two being ensuite plus a family bathroom. On the second floor is a huge 28'10"x15'11" room currently laid out as a games room which could be used or converted into two more bedrooms (subject to consent).

A particular feature is also the stunning rear garden with side access to the property. The property sits on a total plot of a fifth of an acre with the garden measuring 125ft in length. The garden is mainly laid to lawn, with a decking area, patio, and summerhouse.

Richings Park is in high demand due to not only the above, but also as it is a ten-minute drive to Heathrow



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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