



**Braxton**



**2 North Park, Richings Park, Iver, Buckinghamshire SL0 9DJ**

## 2 NORTH PARK, RICHINGS PARK IVER, BUCKINGHAMSHIRE SLO 9DJ

**GUIDE PRICE: £1,375,000 FREEHOLD**

Located in a sought-after road within walking distance of Iver station and the Elizabeth Line. A spacious five double bedroom detached home, circa 2906 sq ft, with potential to extend subject to the necessary planning consents, set in a corner plot with rear gated access. Downstairs the property features two reception rooms, a conservatory, kitchen, separate utility room and cloakroom. Upstairs features a main bedroom with walk-in wardrobes and en-suite bathroom, four further double bedrooms, a stunning bathroom and shower room. Outside there is a large south facing rear garden, extensive parking and a double garage. Viewing recommended.

**\*ACCOMMODATION CIRCA 2906 SQ FT (269 SQ METERS) \*FIVE DOUBLE BEDROOMS \*GREAT POTENTIAL TO EXTEND (STPP) \*SUPERB BATHROOM & SHOWER ROOM \*LARGE SOUTH FACING REAR GARDEN \*TWO RECEPTION ROOMS \*CLOSE TO IVER STATION & ELIZABETH LINE \*PARKING & DOUBLE GARAGE \*EASY ACCESS TO MOTORWAYS & HEATHROW \*CORNER PLOT WITH GATED REAR ACCESS \*EPC RATING D**

### Location

Situated in a highly sought-after location within easy access of local shops and nearby Uxbridge. The Elizabeth Line is now open at Iver station. Heathrow and the M4/M25 & M40 motorways are within a short drive. Black park and Langley Park are nearby and there is a selection of good schools. Uxbridge, Gerrards Cross, Beaconsfield and Windsor are all within a short drive and offer a wide selection of facilities and places of interest.





For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

