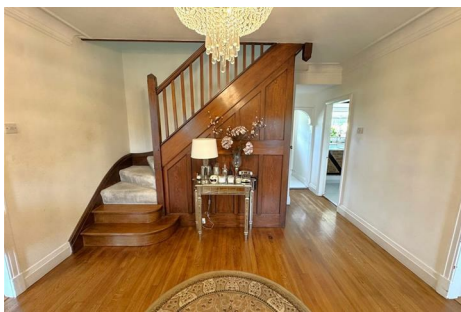




Parkfields

Estates



The Poynings , Iver, SL0 9DS

Nestled in the prestigious area of Richings Park, The Poynings in Iver presents a remarkable opportunity for discerning buyers. This impressive detached house boasts a generous living space of 3,322 square feet, offering ample room for both relaxation and entertainment.

One of the standout features of this property is the approved planning permission for the construction of two new detached houses measuring 284 SQM (3056 SFT) each (planning reference: PL/24/1384/FA), making it an enticing prospect for those looking to invest or develop further. The plot is 95 meters wide and the rear garden measures 46 meters in length. Both front and rear aspects overlook Green Fields.

The location is particularly advantageous, as it is within walking distance to the Elizabeth Line, providing excellent transport links to London and beyond.

Richings Park is renowned for its tranquil surroundings and community spirit, making it an ideal setting for families and professionals alike. The spacious layout of the current house allows for a variety of living

Asking Price £2,199,950

11 The Poynings

, Iver, SL0 9DS

 6

 4

 3

 D

- BUILDING PLOT WITH PLANNING APPROVED FOR TWO DETACHED HOUSES (3056 SQFT EACH)
 - PLOT WIDTH MEASURING APPROX. 29M (95 FEET)
 - GATED DRIVEWAY
- PREMIER ROAD LOCATION OVERLOOKING GREEN FIELDS
 - REAR GARDEN OVER 46M (150 FEET)
 - WALKING DISTANCE TO ELIZABETH LINE
- PLANNING REFERENCE: PL/24/1384/FA
 - CURRENTLY SIX BEDROOMS
 - EXCELLENT OPPORTUNITY FOR DEVELOPERS OR END USER LOOKING FOR A PROJECT

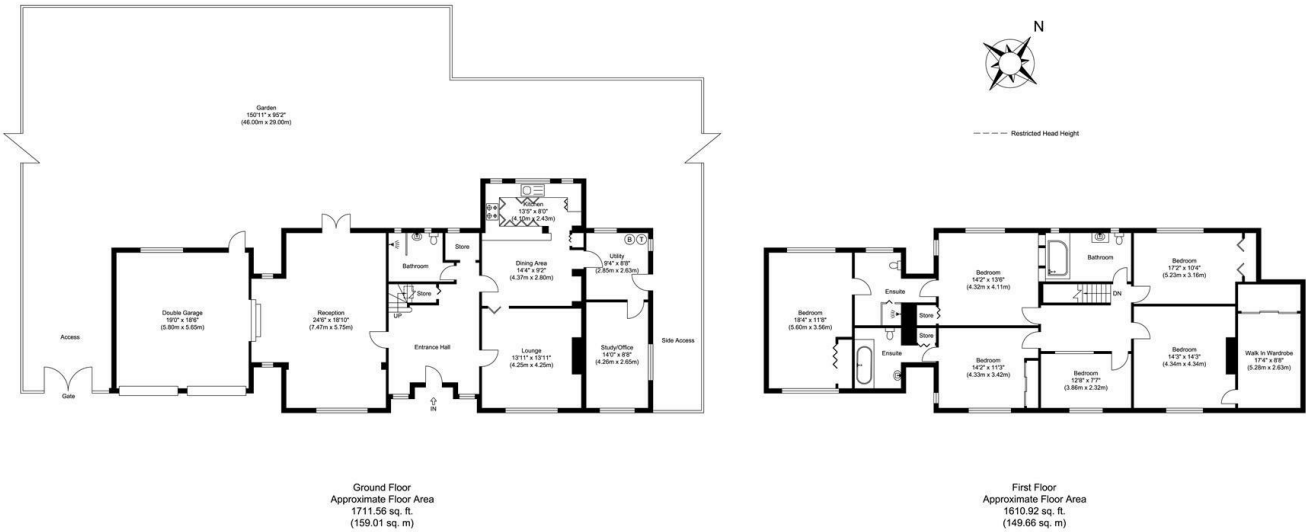


Directions





Floor Plan



Total Gross Internal Area
3322.49 sq. ft.
(308.67 sq. m)

The Poynings, Richings Park, SL0

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	65	81
England & Wales		
EU Directive 2002/91/EC		