









Bathurst Close, Richings Park, SL0 9AB

£1,050,000

- Four Bedroom Detached Home
- Beautiful Rear Garden
- Stunning Condition Throughout
- Moments from Iver Station- Crossrail
- Potential to Convert Garage (Subject to Planning)

- Two Roca Bathroom Suites
- Underfloor Heating
- Private Cul de Sac Location
- 2017 Sq Ft / 187.4 Sq M
- Parking for Four Cars

## **Description**

With elegant finishes and a thoughtfully designed layout, this home is perfect for those seeking both luxury and practicality. Comprising of a reception room or bedroom, stylish fitted kitchen with integrated Neff appliances seamlessly flowing into a second reception area with a dedicated dining space, the bifold doors open onto a garden and a WC completes this floor.

The first floor features three generously sized bedrooms, two of which benefit from stylish 'Roca ensuite bathrooms, offering both comfort and convenience. A sleek and modern family 'Roca' bathroom serves the third bedroom.

The front of the property boasts a spacious driveway, providing ample off-street parking for multiple vehicles. Additionally there is access to the private garage which could be converted into further living space (subject to planning). The private garden is secluded with a porcelain patio perfect for outside dining and entertaining and artificial grass. A versatile outhouse with electric would make a perfect office, gym or bar.

### **Situation**

Bathurst Close is situated in the popular village of Iver, on the outskirts of Uxbridge. Iver has a range of good local amenities such as shops, pubs, restaurants and supermarkets, with more comprehensive shopping facilities at Uxbridge town centre which is just a short drive away. For commuters, London Paddington station is approximately 30 minutes by train from Iver train station. Also the M25, M1, M40 & M4 are also easily accessible for those needing good road links. The South Buckinghamshire area also offers access to a number of well regarded schools.



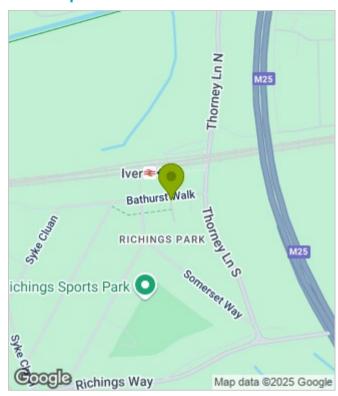




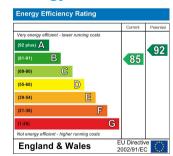
#### **Floor Plans**

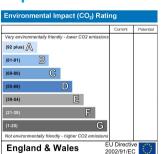
# Bathurst Close, Iver, SL0 Approximate Area (Including Garage & Excluding Void) 2017 sq ft / 187.4 sq m Outhouse = 193 sq ft / 18.0 sq m Total = 2210 sq ft / 205.4 sq m For identification only - Not to scale Home Office Space Garden 17.44 x 12.50 57'3 x 41'0 8.78 x 4.83 28'10 x 15'10 Bedroom 4.15 max x 4.07 max Bedroom 4.62 max x Garage (Potential To Become An ception Roor Bedroom) 4.57 x 2.44 15'0 x 8'0 2.62 max 15'2 x 8'7 5.06 x 3.70 16'7 x 12'2 First Floor Bedroom 3.71 x 3.07 12'2 x 10'1 Extends To 7.15 x 23'5 **Ground Floor** ALLDAY Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. MILLER Produced for Allday & Miller.

### **Area Map**



## **Energy Performance Graph**





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