



2 & 4 North Park, Richings Park, Iver, Buckinghamshire SL0 9DJ

2 & 4 NORTH PARK, RICHINGS PARK IVER, BUCKINGHAMSHIRE SLO 9DJ

GUIDE PRICE: £2,650,000 FREEHOLD

A rare opportunity to purchase two spacious five double bedroom detached homes on adjoining plots with large south facing rear gardens 2 North Park is situated on a corner plot with rear gated access and is circa 2906 sq ft. 4 North Park has accommodation extending to 2607 sq ft. These two homes were built circa 1990 and are located in a most sought-after location within walking distance of Iver station and the Elizabeth Line. Both homes offer great potential to extend, subject to the necessary planning consents. Viewing recommended.

***A RARE OPPORTUNITY TO PURCHASE TWO HOMES WITH ADJOINING PLOTS *BOTH WITH FIVE DOUBLE BEDROOMS *GREAT POTENTIAL TO EXTEND (STPP) *LARGE SOUTH FACING REAR GARDENS *CLOSE TO IVER STATION & ELIZABETH LINE *PARKING FOR NUMEROUS VEHICLES *EASY ACCESS TO MOTORWAYS & HEATHROW *EPC RATINGS PLOT 2: D* EPC RATING PLOT 4: C**

Location

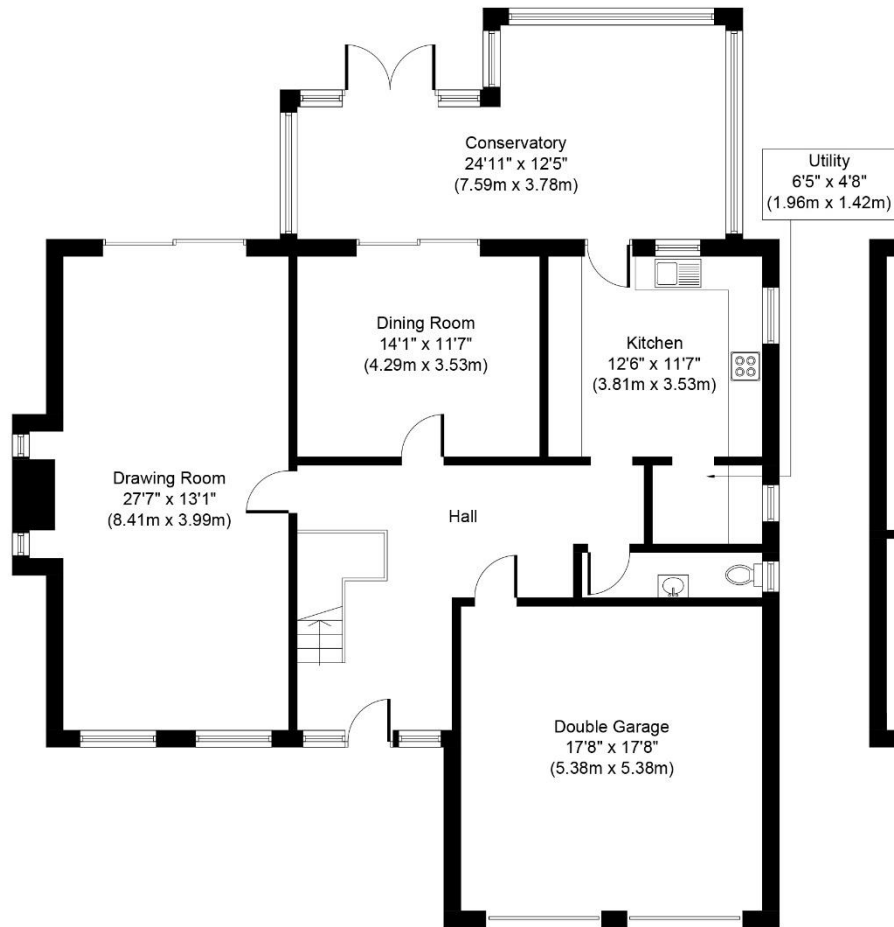
Situated in a highly sought-after location within easy access of local shops and nearby Uxbridge. The Elizabeth Line is now open at Iver station. Heathrow and the M4/M25 & M40 motorways are within a short drive. Black park and Langley Park are nearby and there is a selection of good schools. Uxbridge,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

NB The internal photographs are a selection of both houses

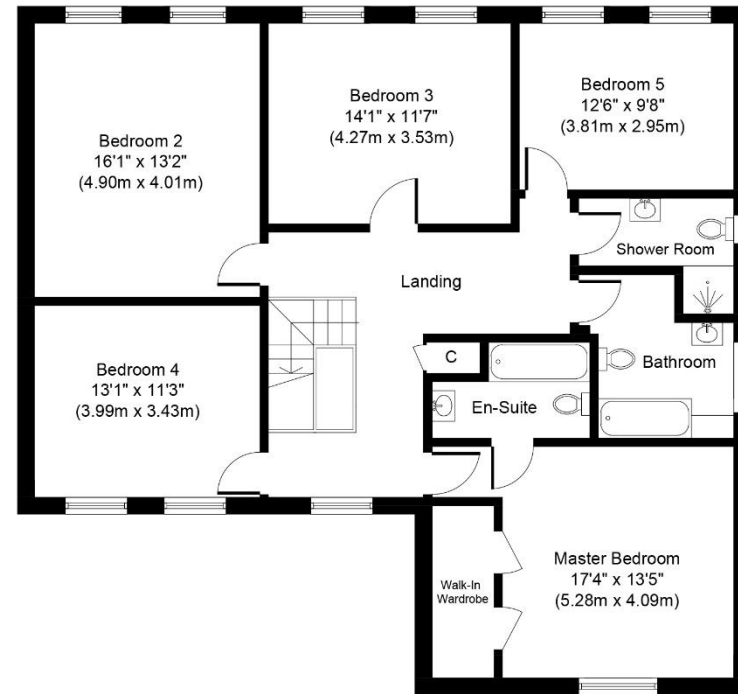




No 2



Ground Floor
Approximate Floor Area
(Including Garage)
1600 Sq. ft.
(148.6 Sq. m.)



First Floor
Approximate Floor Area
1306 Sq. ft.
(121.3 Sq. m.)

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.

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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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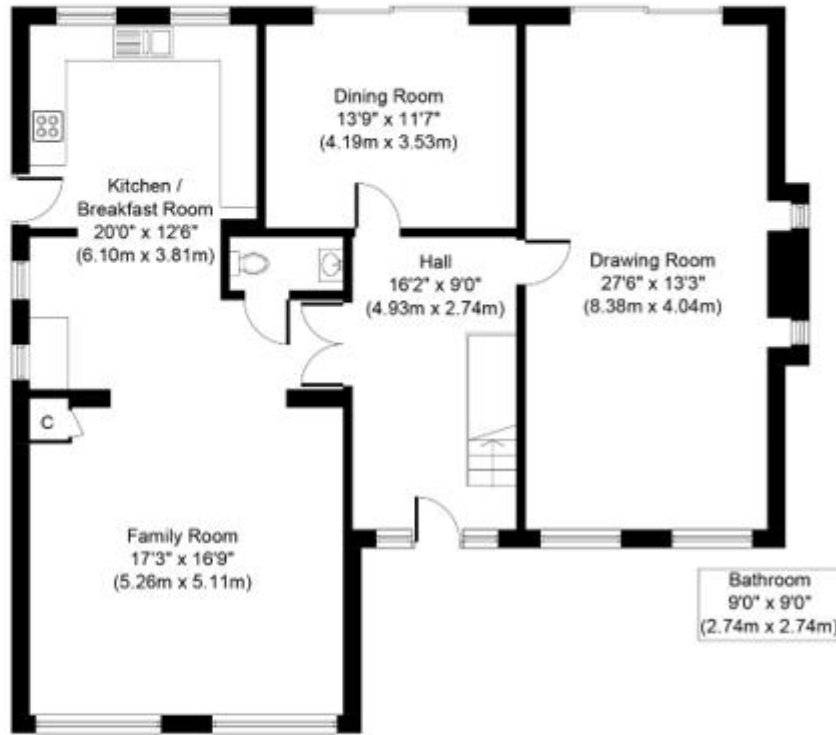
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No 4



Ground Floor
Approximate Floor Area
1309 Sq. ft.
(121.6 Sq. m.)



First Floor
Approximate Floor Area
1298 Sq. ft.
(120.6 Sq. m.)

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.