

# Lot 7

29 Wellesley Avenue, Richings  
Park, Iver SL0 9BP  
**GUIDE PRICE: £480,000**



**DETACHED HOUSE IN PREMIER LOCATION  
WITH PLANNING PERMISSION GRANTED  
FOR EXTENSION**

This detached three bedroom dwelling occupies a plot of approximately 0.039 acres and currently has planning under Ref 12/00180/FUL to extend the property into a five bedroom 4000 sq ft house by adding a single storey to the front, two storey to the side and a part single/part two storey extension to the rear. The property is situated on one of Richings Park's premier roads within walking distance of the mainline station that connects to London Paddington and to the West. The property also benefits from a 140 ft garden and is being sold with the benefit of full vacant possession and the ongoing existing planning permission.

#### **ACCOMMODATION**

Entrance hall, lounge, dining room, kitchen, downstairs WC, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, separate WC.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

South Bucks District Council 01895 837200  
Council Tax Band: F

#### **VENDORS SOLICITORS**

Mr Lal  
Templars Solicitors  
98 High Street  
Burnham, Slough  
Berkshire SL1 1JQ  
01753 550 476

#### **VIEWING TIMES**

30/8, 6/9, 13/9 – all @ 9.30am

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN