







**£650,000**

Located in the quaint village of Great Kimble with access to the train station of Little Kimble having links to London Marylebone this well presented three bedroom detached family home is welcomed to the market comprising of various reception rooms, kitchen and utility room, downstairs cloakroom, ensuite shower room as well as a wrap around garden, detached garage and driveway parking.

# Property Description

## ENTRANCE PORCH

Double glazed window to side aspect. Door to:

## ENTRANCE HALL

Stairs rising to first floor, opening to lounge and dining room.

## CLOAKROOM

Double glazed window to rear aspect. Low level WC, wash hand basin, radiator.

## LOUNGE

Double glazed windows to side and front aspects. Feature fireplace with wood burning stove, two radiators.

## DINING ROOM

Double glazed window to front aspect. Radiator.

## INNER HALL

Double glazed double doors to rear. Radiator, door to WC, dining area.

## KITCHEN

Double glazed windows to side and rear aspects. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher, built-in oven and gas hob with extractor fan over, radiator, door to utility.

## UTILITY

Wall-mounted and floor standing units with work surface over, plumbing for washing machine, space for fridge freezer, concealed wall-mounted gas boiler.

## LANDING

Double glazed window to rear aspect, double glazed door to balcony. Storage cupboard.

## BEDROOM ONE

Double glazed windows to front and side aspects. Built-in wardrobe, radiator, door to:

## EN-SUITE

Double glazed window to side aspect. Low level WC, tiled shower cubicle, wash hand basin, heated towel rail.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

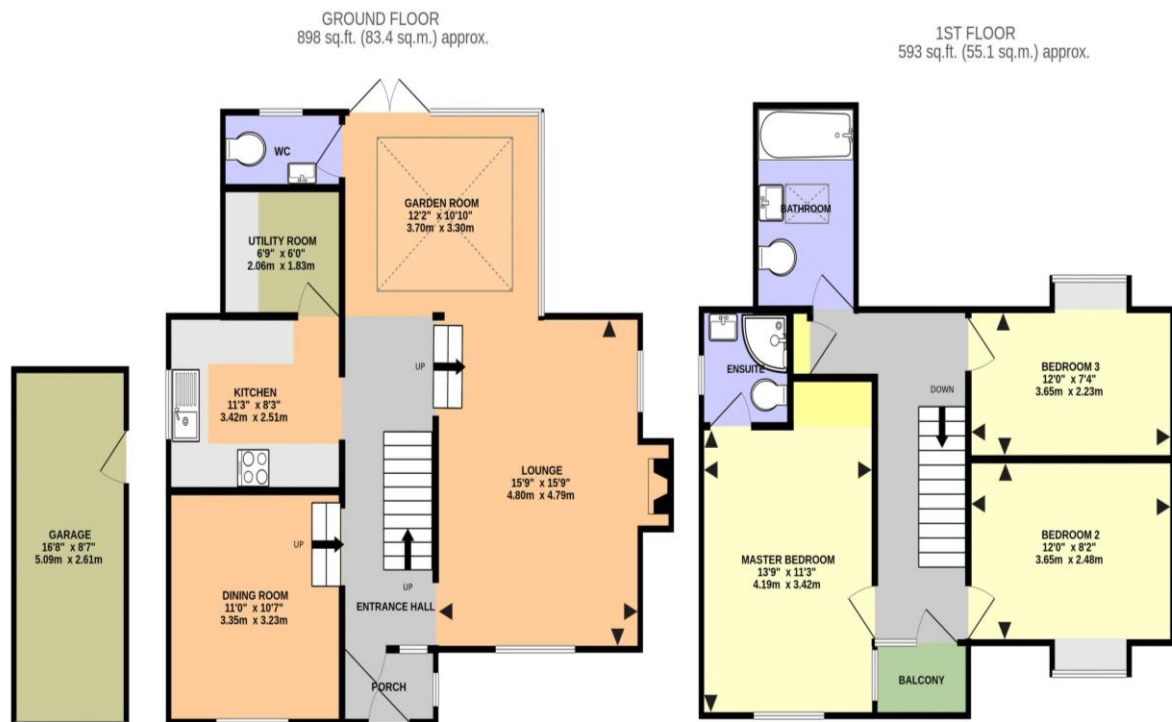
Double glazed Velux window to side aspect. Panelled bath with shower over, wash hand basin, low level WC, heated towel rail.

## GARAGE/PARKING

Single garage with power and lighting. Driveway parking.

## GARDEN

A wrap-around garden that is mainly laid to lawn with flower and shrub beds, mature trees, outside tap and light, side and rear gated access, patio area, vegetable garden and fruit trees.



LOWER ICKNIELD WAY, KIMBLE HP17 9TT (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1491sq.ft. (138.5 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed  
Made with Metropix ©2025

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

79 High Street Tring Herts HP23 4AB  
01442 891177 | tring@maea.co.uk