



**Kennedy
& Foster**

Greenways

Warden Road

Ickwell

SG18 9EL

Grice Price £825,000

- FOUR BEDROOM DETACHED HOME
- THREE RECEPTION ROOMS
- REQUIRES SOME MODERNISATION
- EXTENSIVE SOUTH FACING GARDENS
- DRIVEWAY FOR MULTIPLE VEHICLES
- DOUBLE GARAGE
- NO UPWARD CHAIN
- PRESTIGIOUS VILLAGE LOCATION



Rarely available property coming to the market in over four decades. Located in the highly desirable village of Ickwell, close to the village green and occupying a very generous plot with views over fields to front and rear. This four bedroom family home would benefit from some updating while currently benefitting from three reception rooms, bathroom and downstairs shower room, double garage and ample off road parking.

LEADED LIGHT GLAZED DOOR INTO:

ENTRANCE HALL

Leaded light windows to front aspect, wall mounted radiator, stairs rising to first floor accommodation, storage space under stairs. Panelled doors to lounge, family room and dining room.

LOUNGE

23' 04" x 12' 11" (7.11m x 3.94m) Secondary leaded light windows to front and side aspect, cast iron fireplace with tiled inset, hearth and surround. Wall light points, two wall mounted radiators.

FAMILY ROOM

13' 06" x 11' 11" (4.11m x 3.63m) Crittle window and door to garden, wall mounted radiator, coving to ceiling, wood burning stove with tiled hearth and wooden surround.

DINING ROOM

14' 06" x 12' 05" (4.42m x 3.78m) Sealed unit leaded light double glazed window to rear aspect, wall mounted radiator, floor standing boiler, glazed panel door to side lobby. Panelled door to:

KITCHEN

10' 0" x 9' 08" (3.05m x 2.95m) Sealed unit leaded light double glazed windows to rear and side aspects. Range of eye level and base units with work surface over, 1 1/2 bowl ceramic sink and drainer unit, tiled splash back, space for oven with extractor over, space for washing machine.

SIDE LOBBY

Built in cloak cupboard, tiled floor, glazed doors to side porch, frosted glazed door to:

SHOWER ROOM

Frosted leaded light window to side aspect, pedestal mounted wash hand basin, close coupled WC, shower unit with Triton shower, tiled splash back, tiled floor, wall mounted radiator.

SIDE PORCH

Sealed unit double glazed windows with glazed door to driveway, tiled floor.

FIRST FLOOR LANDING

Secondary glazed leaded light windows to side aspect, access to lost space. Doors to:

BEDROOM

13' 11" x 12' 11" (4.24m x 3.94m) Secondary glazed leaded light window to front aspect, wall mounted radiator, fitted wardrobes to two walls.

BEDROOM

13' 08" x 9' 02" (4.17m x 2.79m) Secondary unit leaded light double glazed window to rear aspect, wall mounted radiator, exposed floorboards.

BEDROOM

11' 05" x 8' 11" (3.48m x 2.72m) Secondary unit leaded light double glazed windows to side aspect, wall mounted radiator.

BEDROOM

9' 07" to wardrobe x 9' 05" (2.92m x 2.87m) Secondary glazed leaded light window to side aspect, fitted wardrobes to one wall, access to eaves storage.

CLOAKROOM

Secondary glazed leaded light window to side aspect, close coupled WC.

BATHROOM

Bath with mixer tap, pedestal basin, double radiator, double doors to airing cupboard with cylinder, linen shelf and storage over, single glazed window to side aspect.

OUTSIDE

FRONT

Shingled driveway providing ample off road parking. Lawned garden areas bordered by high hedging. Gated access to both sides of the property, leading to rear of property.

REAR GARDEN

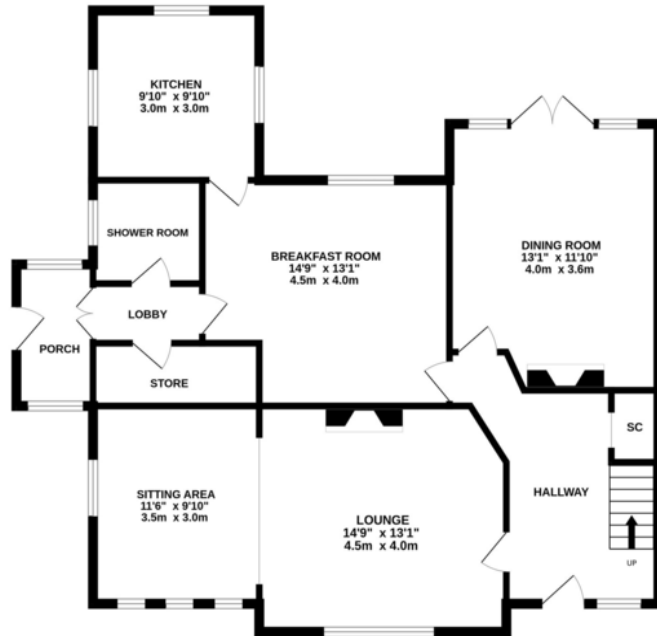
Extensive south facing garden mainly laid to lawn with views over fields to rear. A variety of mature trees and shrubs bordering the perimeter with a centre rockery and raised seating area for alfresco dining.

DOUBLE GARAGE

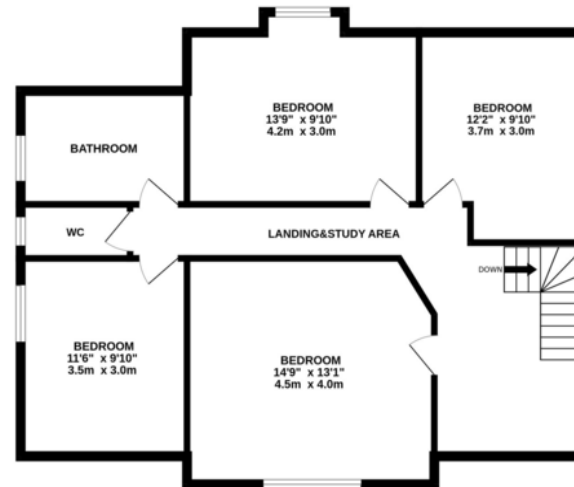
19' 5" x 18' 10" (5.92m x 5.74m) Power and light, twin up and over doors, windows to side and rear, personal door.



GROUND FLOOR
1022 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 1851 sq.ft. (171.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	34 F	
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.