



MAUD JANES CLOSE
Ivinghoe Buckinghamshire LU7 9ED

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£485,000 FREEHOLD

IVINGHOE, BUCKINGHAMSHIRE, LU7 9ED

A beautifully presented semi-detached house which has been extended to create an open plan kitchen/living/dining room at the rear with bi-fold doors. Large driveway for six cars plus a large rear garden.

This attractive semi-detached home stands on a generous plot in a peaceful close in the popular village of Ivinghoe. Surrounded by glorious countryside, there are endless walks right on your doorstep, while just a short walk away is the village pub/restaurant, school, tea shop, pharmacy and park/ village green and golf course. Just a little further along the road into Pitstone is the doctors surgery and a large general store.

The house has been extended on the ground floor, by the current owners, and now provides excellent family space. The entrance hall has been extended to provide hanging space for coats and a w/c. The impressive kitchen at the rear has also been extended and has become the hub of this wonderful home. The light and space can't fail to impress, with plenty of space for sitting area, dining and a fully fitted kitchen complete with breakfast island. Contemporary bi-fold doors draw back across the rear wall to open directly to the garden....perfect when entertaining in the summer months. The well appointed kitchen comes with integrated fridge freezer, dishwasher, washer/dryer, wine cooler, larder and space for a gas range cooker. There is a separate lounge at the front with an ornamental fireplace.

Upstairs are two double bedrooms and a fully tiled modern family bathroom and stairs rise to the attic room which is currently used as a home office and occasional room for guests. The attic room also provides excellent storage in the eaves and the views are stunning.

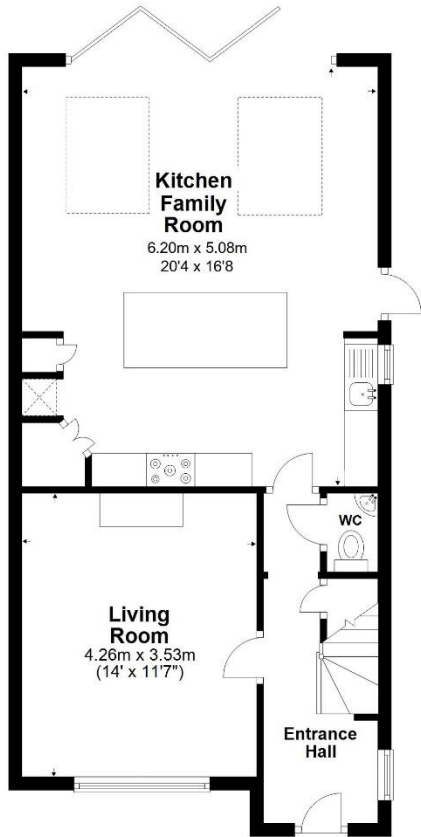
Outside, there is a large block paved driveway which provides plenty of parking for six cars comfortably. There is a wide, gated side access to the rear. The rear garden is enclosed with timber fencing and is mainly lawn with a huge patio which spans the width of the house and extends to the side area where there is a small timber shed.





Ground Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



Kitchen Family Room

6.20m x 5.08m
20'4 x 16'8

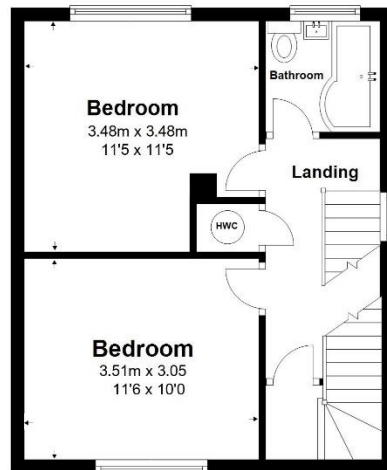
Living Room

4.26m x 3.53m
(14' x 11'7")

Entrance Hall

First Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



Bedroom

3.48m x 3.48m
11'5 x 11'5

Bedroom

3.51m x 3.05
11'6 x 10'0

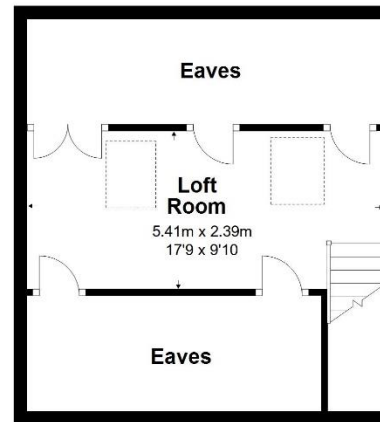
Landing

HWC

Bathroom

Attic

Approx. 14.2 sq. metres (153.2 sq. feet)



Eaves

Loft Room

5.41m x 2.39m
17'9 x 9'10

Eaves

Total area: approx. 108.5 sq. metres (1167.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.



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EPC rating – TBC Council Tax Band - C

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