Michael ANTHONY

Lower Icknield Way, Marsworth

Offers in Excess of £600,000 Freehold

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Offers in Excess of £600,000

With stunning rural views towards the reservoirs and Chiltern Hills this spacious four/five bedroom semi detached family home offers flexible accommodation and fantastic potential. Further benefits include a large enclosed garden and off road parking for several vehicles.

Property Description

ENTRANCE PORCH
Door to porch. Door to bedroom five, double glazed door to entrance hall.

ENTRANCE HALL
Stairs rising to first floor. Radiator, doors to lounge, door to cloakroom, door to dining room.

CLOAKROOM
Low level w.c. Wash hand basin.

LOUNGE
Triple glazed window to front aspect. Feature fireplace. Radiator.

DINING ROOM
Double glazed doors to rear. Feature fireplace with wood burning stove and brick surround. Radiator. Opening to kitchen.

KITCHEN
Two double glazed windows to rear aspect. Fitted with a range of both floor and wall mounted units with roll edge work surface over. One and half bowl stainless steel sink with mixer tap, pluming for washing machine, space for range cooker with extractor fan over, plumbing for dish washer, radiator. Double glazed window and door to side aspect.

BEDROOM ONE
Triple glazed window to front aspect. Built in wardrobes with storage, radiator.

BEDROOM TWO
Double glazed window to rear. Radiator. Range of built in wardrobes.

BEDROOM THREE
Double aspect room with double glazed windows to front and rear enjoying countryside views. Two radiators.

BEDROOM FOUR
Double glazed widow to front aspect. Radiator. Airing cupboard housing water cylinder.

BEDROOM FIVE
Double glazed window to front aspect. Radiator, stainless steel sink with mixer tap, door to en-suite.

EN-SUITE
Double glazed frosted window to rear. Tiled shower cubicle, low level w.c, wash hand basin, wall mounted gas boiler, heated towel rail.

BATHROOM
Double glazed frosted window to rear. Tiled shower cubicle, low level w.c, panelled bath, wash hand basin, two heated towels.

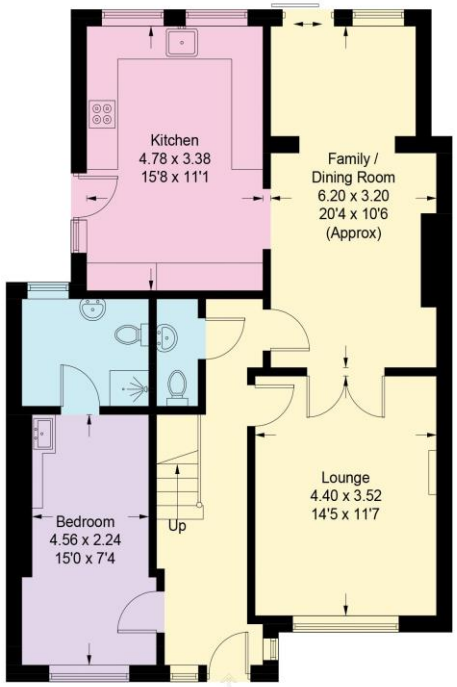
OUTSIDE

GARAGE/PARKING
Driveway with parking for several cars.

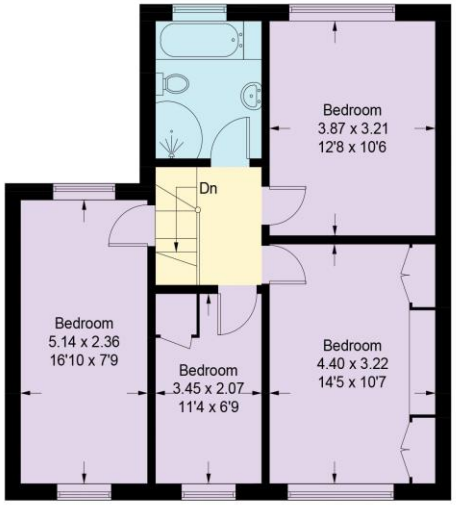
FRONT GARDEN
Flower and shrub borders surrounding path.

REAR GARDEN
Patio area, lawn area, pond, outside tap, two outside lights, flower and shrub borders, garden shed with power, vegetable area, greenhouse, log store.

Lower Icknield way



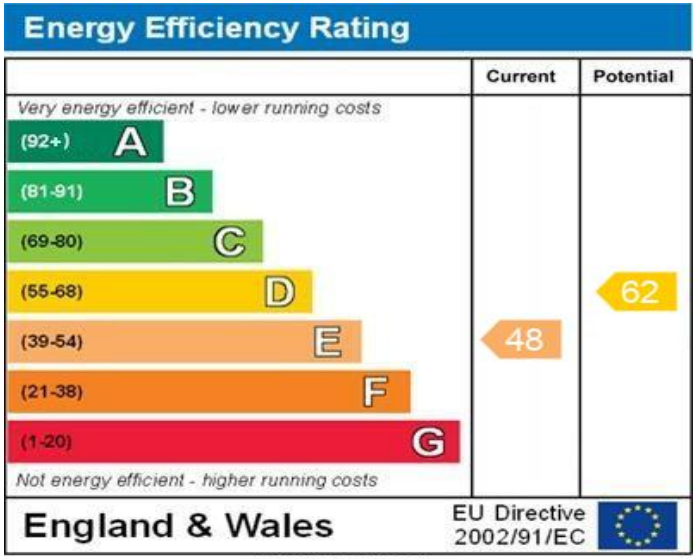
Ground Floor



First Floor

Approximate Total Area
1529 sq ft / 141.8 sq m

This plan is for layout guidance only.
Not drawn to scale unless stated.
Windows and door openings are approximate.
Whilst every care is taken in the preparation of this plan,
please check all dimensions,
shapes and compass bearings before
making any decisions reliant upon them. (ID1322765)



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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

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