



Lower Icknield Way, Longwick  
£450,000

 **TIM RUSS**  
& Company





## Lower Icknield Way

Longwick, Princes Risborough

- Brick & Flint
- Spacious two bedroom house
- Garage
- Loft conversion
- Private garden
- Well appointed kitchen
- Open plan living/ dining room





## Lower Icknield Way

Longwick, Princes Risborough

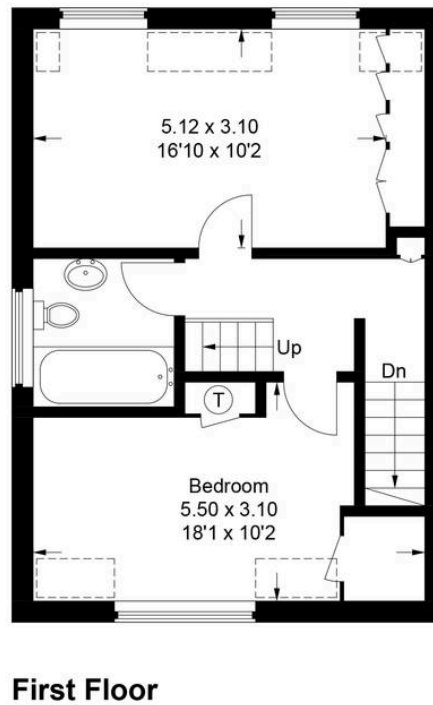
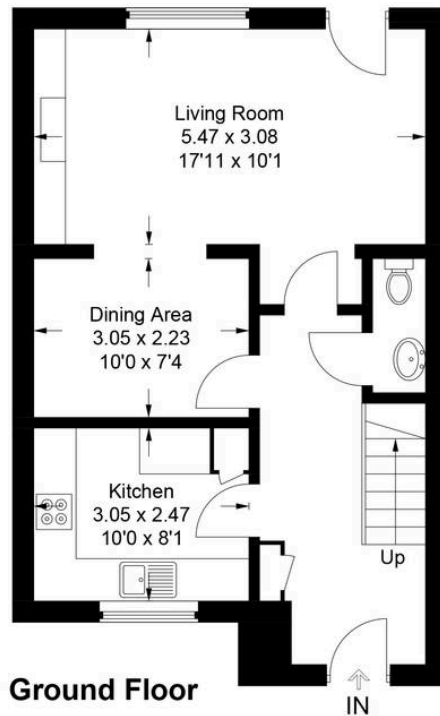
Charming 2-bed brick & flint home in Longwick village. Open-plan living, versatile loft, private garden & garage. Comfortable, charming, village living!

Set in the charming village of Longwick, this brick and flint style home offers bright, airy living with two bedrooms and a versatile loft conversion. The open-plan living and dining area flows into a well-appointed kitchen, creating a welcoming space for everyday life and entertaining. Step outside to a private garden—perfect for summer evenings, weekend barbecues, or simply unwinding in the fresh air. A small planting area adds the joy of growing your own herbs or flowers, while a garage provides extra storage or secure parking. A lovely home that blends comfort, charm, and an easy village lifestyle

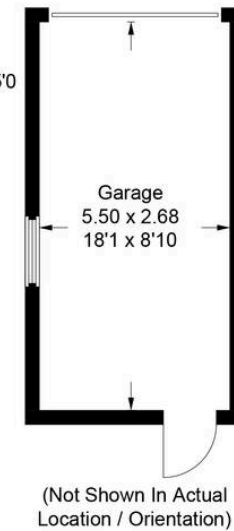
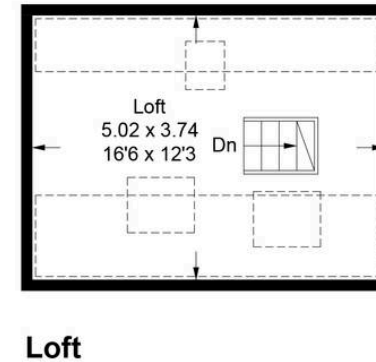
Council Tax band: E

Tenure: Freehold





= Reduced headroom below 1.5m / 5'0



## 1 Wellington Cottages

Approximate Gross Internal Area

Ground Floor = 47.3 sq m / 509 sq ft

First Floor = 44.9 sq m / 483 sq ft

Loft = 18.7 sq m / 201 sq ft

Garage = 14.8 sq m / 159 sq ft

Total = 125.7 sq m / 1,352 sq ft

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.

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