





**Guide Price**  
**£615,000**

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**

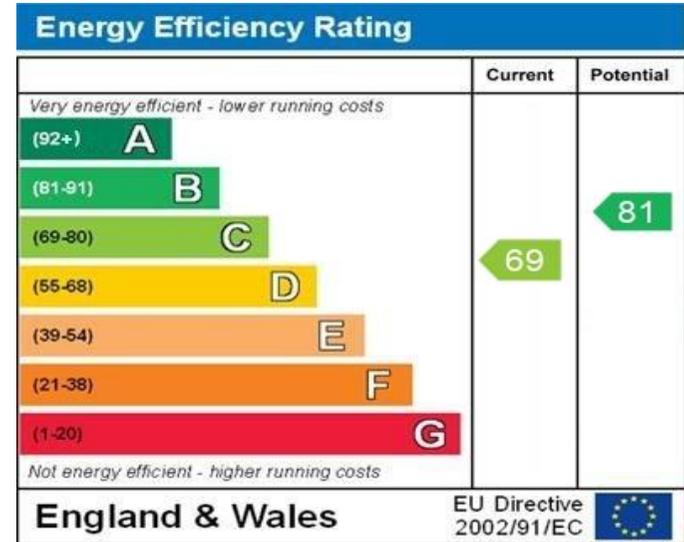
A wrap-around garden that is mainly laid to lawn with flower and shrub beds, mature trees, outside tap and light, side and rear gated access, patio area, vegetable garden and fruit trees.



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

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

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