



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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53 Lower Icknield Way, Marsworth

Offers Over £525,000

3 1 1



- Stunning views over local countryside
- Wood burning stove
- Gardens to front and rear
- Beautifully presented throughout
- Watch the video tour!
- Large kitchen/diner
- Double garage
- Three bedrooms
- Complete onward chain
- lapsed planning for dormer loft conversion





Total floor area: 144.0 sq.m. (1,550 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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JP presents...extended three bedroom semi-detached home with stunning views in the quaint village of Marsworth

Energy performance certificate (EPC)		
53 Lower Kilsfield Way Marsworth MK20 4JW	Energy rating D	Valid until: 9 May 2028 Certificate number: 0053-0276-3806-2806-6000
Property type	Semi-detached house	
Total floor area	107 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-estate-letting-property-minimum-energy-efficiency-standards-landlords-guidance		