



Connells

Bridge Road
Ickford Aylesbury

Bridge Road Ickford Aylesbury HP18 9HU

for sale
£375,000



Property Description

Situated in the sought-after village of Ickford, this charming two-bedroom semi-detached cottage is located on Bridge Road and offers well-proportioned accommodation with character features throughout.

The reception/dining room, provides a welcoming living space with stairs rising to the first floor. To the rear is a fitted kitchen, with access to a ground floor shower room and a separate WC, offering practical living arrangements. A useful lean-to is located to the side of the property, providing additional storage or utility space.

Upstairs, the first floor comprises two generous double bedrooms, both enjoying pleasant outlooks and ample space for bedroom furniture.

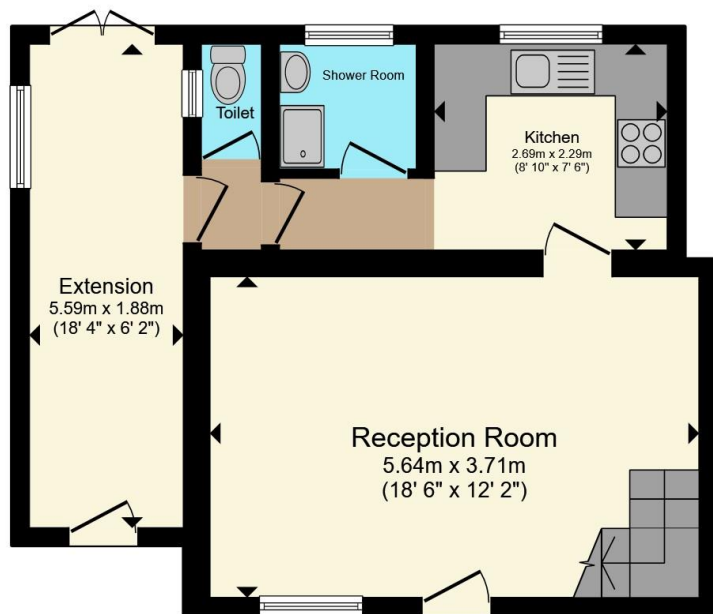
Externally, the property benefits from a driveway to the front, providing off-road parking, while to the rear is a private garden, ideal for outdoor dining and

relaxation.

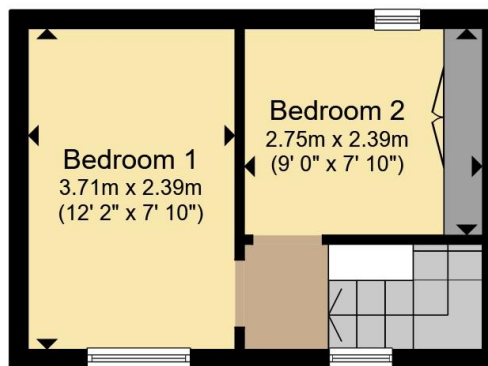
This delightful cottage would be well suited to first-time buyers, downsizers, or buy-to-let investors, and enjoys a convenient village location with access to local amenities and surrounding countryside.

Set in the popular village of Ickford, Bridge Road combines attractive village living with excellent commuter links. Haddenham & Thame Parkway is a short drive away, offering fast services to London Marylebone in around 35-40 minutes, while the M40 (Junction 8A) provides access to Oxford, High Wycombe and London. Well suited to families, the village benefits from the well regarded Primary- Ickford Primary School.





Ground Floor



First Floor

Total floor area 66.1 m² (711 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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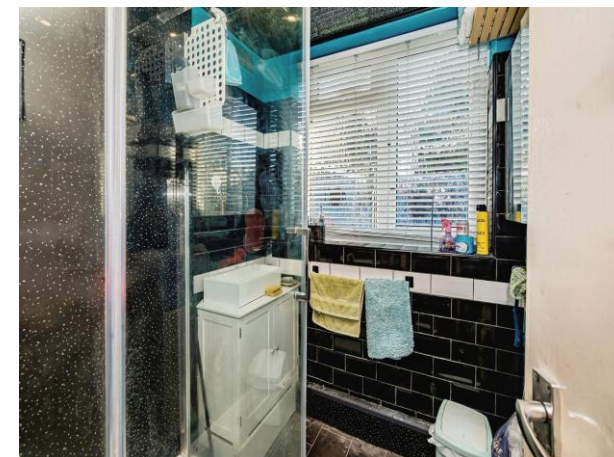
To view this property please contact Connells on

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103 High Street
THAME OX9 3DZ

EPC Rating: E Council Tax
Band: D

view this property online connells.co.uk/Property/THM307192



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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