





Guide Price
£525,000

DEVELOPMENT OPPORTUNITY - Situated in this highly sought after village offering easy access to all local amenities and the Chiltern Hills this three bedroom semi detached house stands on an exceptionally large corner plot offering tremendous potential to extend to create a fabulous family home or potentially create a separate building plot (all subject to usual planning permissions).

Property Description

ENTRANCE

Half glazed door to:

ENTRANCE PORCH

Glazed door to:

ENTRANCE HALL

Stairs to first floor with understairs storage cupboard. Radiator.

LOUNGE/DINER

A double aspect room with window to the front and glazed double doors and windows to the rear. Built brick fireplace, two radiators.

KITCHEN

Fitted with floor and wall mounted units with work surface over, single drainer stainless steel sink with mixer tap, cooker point, plumbing for dishwasher, part tiled walls, gas fire with back boiler, walk in pantry. Window to rear aspect, part glazed door to rear lobby.

REAR LOBBY

Half glazed door to side and doors to w.c and utility.

UTILITY

Window to side. Plumbing for automatic washing machine.

W.C

Window to side. High level w.c.

LANDING

Window to side, access to loft space.

BEDROOM ONE

Window to rear aspect, radiator, built in wardrobes

BEDROOM TWO

Window to rear aspect, radiator, built in cupboard, airing cupboard housing hot water cylinder.

BEDROOM THREE

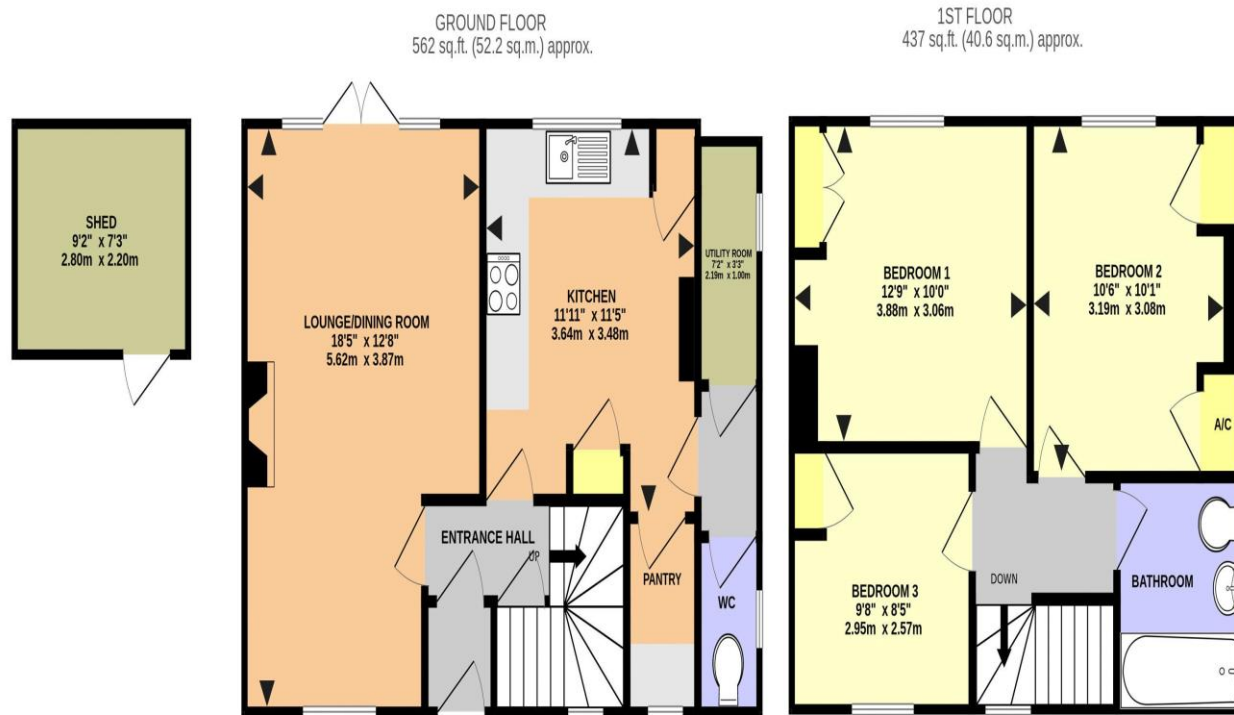
Window to front aspect, radiator, built in cupboard.

BATHROOM

Panelled bath with mixer tap and shower attachment, pedestal hand wash basin, low level w.c, part tiled walls, radiator. Window to side aspect.

GARDENS

A wonderful corner plot which is mainly laid to lawn with driveway parking. Built brick outhouse. The plot does offer tremendous potential to expand the main house but also to potentially provide an additional building plot (all subject to necessary planning permissions).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOWER ICKNIELD WAY, ASTON CLINTON HP22 5JS (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

No accuracy to this image, text or measurements is guaranteed
 Made with Metropix ©2026

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

79 High Street Tring Herts HP23 4AB
 01442 891177 | tring@maea.co.uk