

Connells

Worminghall Road
Ickford Aylesbury

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Ickford Aylesbury HP18 9JD

For Sale
£400,000







Property Description

Step inside and you are welcomed by a bright entrance hall, with stairs rising to the first floor. The heart of the home is the inviting open-plan kitchen, dining and living space, thoughtfully designed for both relaxed everyday living and entertaining family and friends. French doors open directly onto the rear garden, allowing plenty of natural light to fill the room while creating a lovely connection between the indoor and outdoor spaces.

The contemporary kitchen comes complete with a range of integrated appliances, including an oven, washer/dryer, fridge freezer and dishwasher, making it ready to enjoy from the moment you move in. LVT flooring flows throughout the ground floor, providing a stylish yet practical finish.

Upstairs are two comfortable double bedrooms, both enjoying plenty of natural light, alongside a modern family bathroom finished with a white suite, ceramic tiled walls and tiled flooring.

Outside, the private rear garden provides a wonderful space to relax, dine outdoors or enjoy time with family and friends, with a patio area and lawn. To the front of the property, allocated parking provides space for at least two vehicles.

For added comfort and efficiency, the home benefits from an air source heat pump, supplying heating through radiators throughout.

A welcoming, easy-to-maintain home that is ready to move into and enjoy from day one.

Agents Note

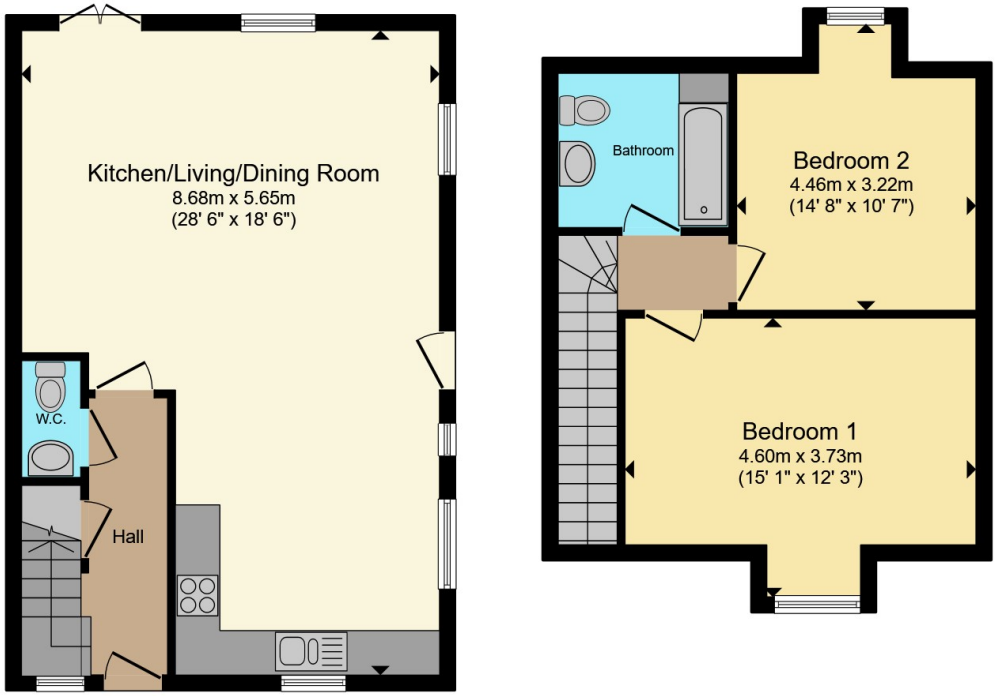
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Disclaimer

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Ground Floor **First Floor**





Total floor area 86.0 m² (925 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

Connells

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103 High Street
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EPC Rating: C

Council Tax Band: D

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Tenure: Freehold

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