



Worminghall Road, Ickford, Aylesbury HP18 9JD

welcome to

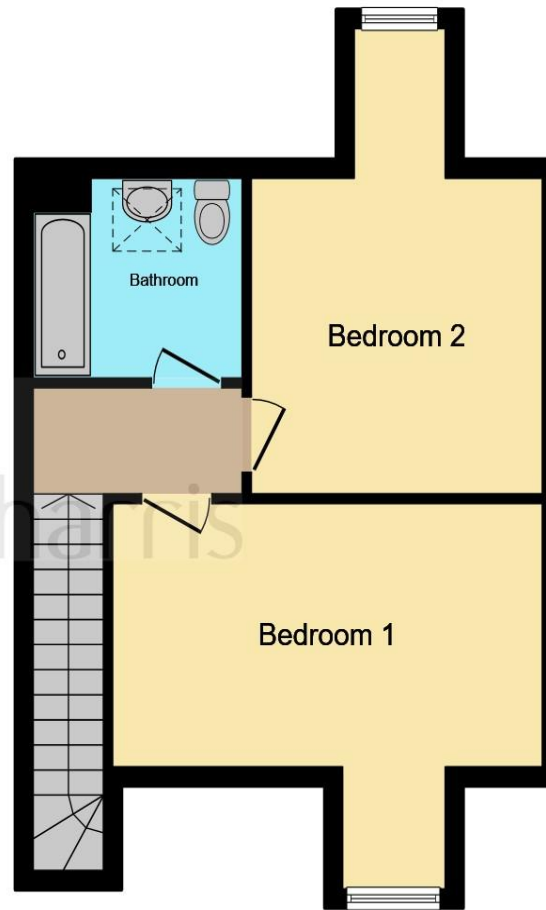
Worminghall Road, Ickford, Aylesbury

This new-build home presents an opportunity to secure a property in the village of Ickford. Upon entering, you step into a hallway with stairs rising to the first floor, leading through to an open plan living and dining area designed for day-to-day living and entertaining. LVT flooring runs throughout, and French doors open onto the rear garden, creating a direct connection between indoor and outdoor space. The kitchen is fitted with integrated appliances, including an oven, fridge freezer, and dishwasher, offering a practical setup ready for immediate use. Upstairs, there are two double bedrooms, both benefiting from natural light. The bathroom includes a white suite, ceramic tiled walls, and tiled flooring. Outside, the rear garden provides space for dining, relaxing, and everyday use, with a patio area and lawn. To the front, allocated parking offers space for at least two vehicles. The home also benefits from an air source heat pump, supplying heating through radiators throughout the property. This is a home ready to move into and use from day one. **Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.**





Ground Floor



First Floor

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.focalagent.com

welcome to

Worminghall Road, Ickford, Aylesbury

- No Onward Chain
- Two Bedrooms
- Ample Parking
- Air Source Heat Pump
- High Quality Appliances

Tenure: Freehold
EPC Rating: Exempt

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106753



Property Ref:
RSH106753 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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