



POPLAR WAY, ICKFORD, BUCKINGHAMSHIRE

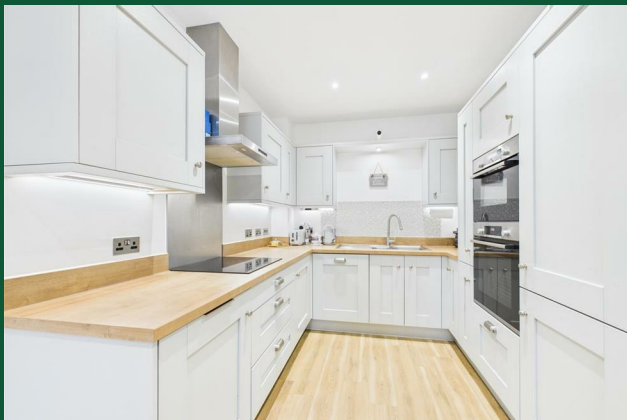
PRICE £530,000
FREEHOLD

A three bedroom semi detached home located in the picturesque village of Ickford. The property offers spacious and versatile accommodation including a modern kitchen/diner, comfortable living room, utility room and downstairs cloakroom. Upstairs features three double bedrooms, with the master bedroom benefiting from an en suite, alongside a family bathroom. Externally, the property enjoys a private rear garden, as well as a garage and driveway. Ideally positioned for village living with excellent access to Aylesbury and surrounding areas.



POPLAR WAY

• PICTURESQUE VILLAGE OF ICKFORD • THREE BEDROOM SEMI-DETACHED HOUSE • GARAGE AND DRIVEWAY • ENCLOSED REAR GARDEN • UTILITY AND CLOAKROOM • OVERLOOKS FIELDS • MAIN BEDROOM WITH EN SUITE • SPACIOUS FAMILY HOME



LOCATION

Ickford is a highly regarded and picturesque village set on the Buckinghamshire–Oxfordshire border, just a short drive from Aylesbury. Surrounded by open countryside and the River Thame, the village offers a peaceful rural setting while remaining well connected for commuters. Local amenities include a popular village pub, a church, and highly regarded schooling nearby. More extensive shopping, leisure and transport facilities can be found in Aylesbury, with fast rail links to London Marylebone, while easy access to the M40 and A418 provides convenient road connections.

ACCOMMODATION

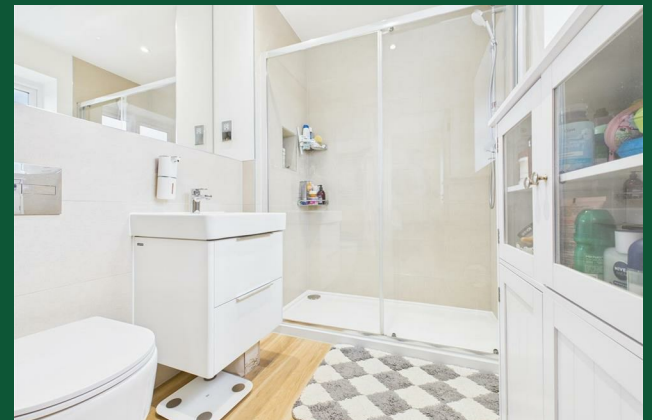
The property is entered via an entrance hall featuring stairs to the first floor and a storage cupboard. To the front of the property is a modern kitchen/diner, fitted with an inset electric hob with splashback and extractor, integrated oven and grill, fridge and dishwasher, and ample space for a dining table. A utility room provides space and plumbing for a washing machine and tumble dryer, complemented by a downstairs cloakroom. To the rear, the light and airy living room offers a comfortable space to relax, with access to the garden.

The first floor landing benefits from loft access and an airing cupboard. There are three double bedrooms, with the main bedroom enjoying the added benefit of

an en suite shower room and built in wardrobes. A family bathroom serves the remaining bedrooms.

Externally, the property boasts an enclosed rear garden laid mainly to lawn with a patio area, built-in planters and a garden shed. A courtesy door provides direct access to the garage, which is fitted with light and power. To the front, the property benefits from driveway parking, offering convenient off-road parking.

POPLAR WAY





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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

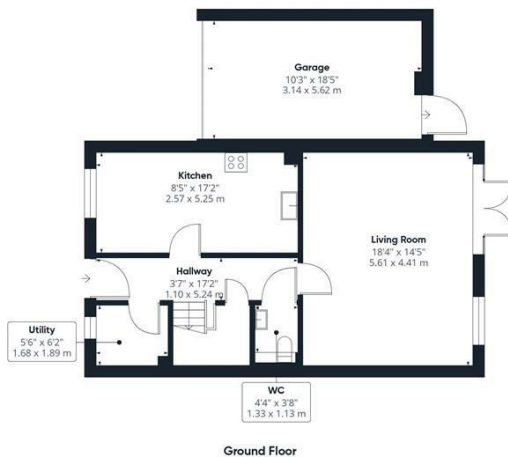
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1281.00 sq ft

Tenure – Freehold





Approximate total area⁽¹⁾
1281 ft²
119.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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