



7 Worminghall Road, Ickford - HP18 9JB

Guide Price £675,000

 **TIM RUSS**  
& Company





## Worminghall Road

Ickford, BUCKINGHAMSHIRE

- Spacious and versatile four double bedroom detached chalet bungalow
- Positioned on a wide, level plot with excellent kerb appeal from the road
- Offered to the market with no onward chain – ideal for a smooth, straightforward purchase
- Bright and airy sitting/dining room with views over the attractive front garden
- Spacious kitchen/breakfast room leading into a separate utility area
- Two ground floor double bedrooms, serviced by a well-appointed family bathroom
- Two additional double bedrooms on the first floor, including one with a private en-suite shower room
- Mature front and rear gardens – beautifully maintained and ideal for relaxing or entertaining
- Large two-storey detached garage with potential for conversion to a self-contained annexe or home office (subject to necessary permissions)





# Worminghall Road

Ickford, BUCKINGHAMSHIRE

Set on a generous, level plot with strong kerb appeal, this spacious and versatile four-bedroom detached chalet bungalow presents an excellent opportunity for buyers seeking a chain-free purchase.

Set on a generous, level plot this spacious and versatile four-bedroom detached chalet bungalow presents an excellent opportunity for buyers seeking chain-free purchase. This wonderful home offers flexible accommodation throughout. Starting with a welcoming entrance hall that leads to all principal ground floor rooms. The bright and airy sitting/dining room enjoys an outlook over the beautifully maintained front garden, whilst the generously sized kitchen/breakfast room flows conveniently into a separate utility area that leads onto the practical downstairs cloakroom. Two double bedrooms follow, served by the family bathroom. .

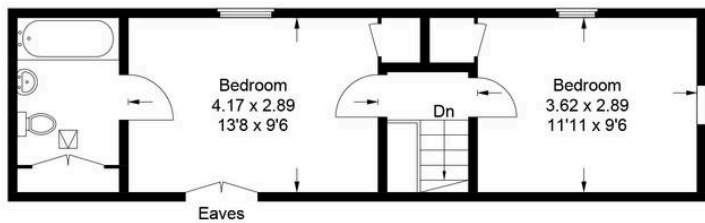
Upstairs, you'll find two further dble bedrooms, one of which benefits from its own en-suite shower room.

The mature front and rear gardens are well-kept and offer a peaceful setting, perfect for relaxing or entertaining. Ample off-street parking is available on the driveway, along with a substantial two-storey detached garage, offering superb potential for conversion into a self-contained annexe or dedicated home office space (subject to the necessary permissions).

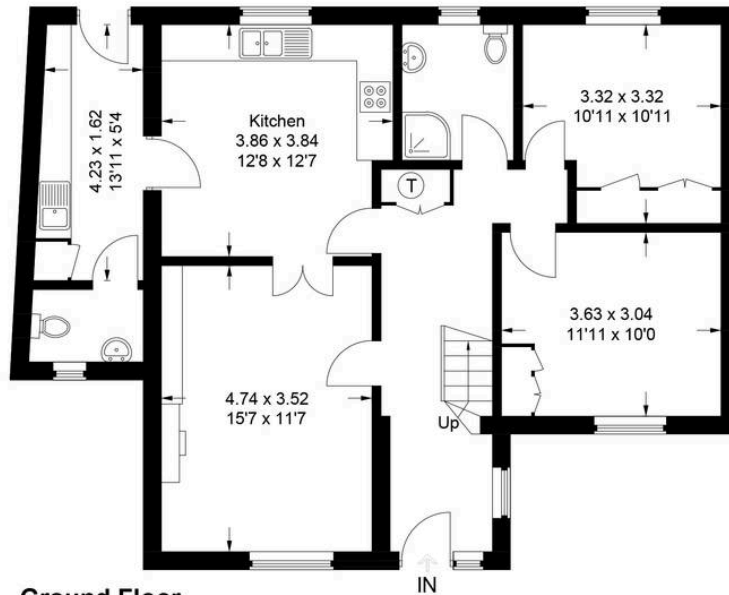
Offered with no onward chain, this property combines size, scope, and setting — making it an ideal long-term family home or investment opportunity.

Council Tax band: E Tenure: Freehold EPC: D

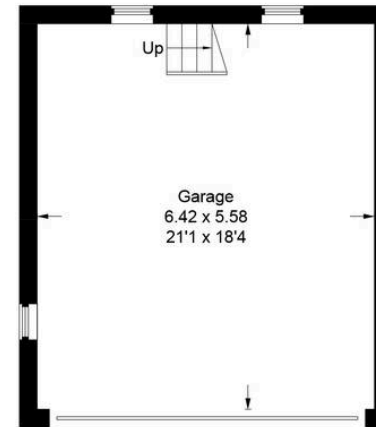




**First Floor**

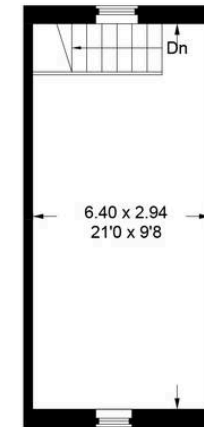


**Ground Floor**



**Garage - Ground Floor**

(Not Shown In Actual Location / Orientation)



**Garage - First Floor**

## 7 Worminghall Road

Approximate Gross Internal Area

Ground Floor = 84.6 sq m / 911 sq ft

First Floor = 32.8 sq m / 353 sq ft

Garage - Ground Floor = 35.8 sq m / 385 sq ft

Garage - First Floor = 18.9 sq m / 203 sq ft

Total = 172.1 sq m / 1,852 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.  
Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
For more information please visit our website.



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