



Longwick

Guide Price £460,000

 **TIM RUSS**
& Company



Chestnut Way

Longwick, Princes Risborough

- Detached House
- Popular Village Location
- Large Living/Dining Room
- Modern 18ft Fitted Kitchen
- Three Double Bedrooms
- Ample Parking on Gated Driveway
- South Westerly Facing Rear Garden



Chestnut Way

Longwick, Princes Risborough

Ideally situated in a popular village location is this good sized detached family home offered for sale with no onward chain.

The accommodation comprises entrance porch leading to entrance hall, generous 18ft kitchen with a door to the garden, the living/dining room is a particular feature being a large open space measuring in excess of 23ft and french doors to the garden. Additionally there is a cloakroom off the entrance hall. To the first floor can be found three double bedrooms including a large family bathroom.

Outside the gated driveway to the front provides parking for several vehicles with access to the side and rear. The south westerly facing rear garden is enclosed and laid mainly to lawn with a small patio area.

Tenure Freehold

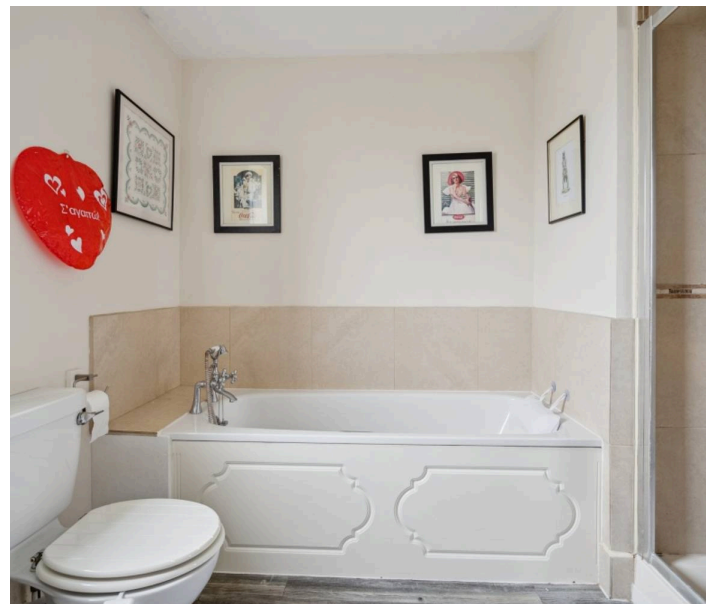
Council Tax Band E

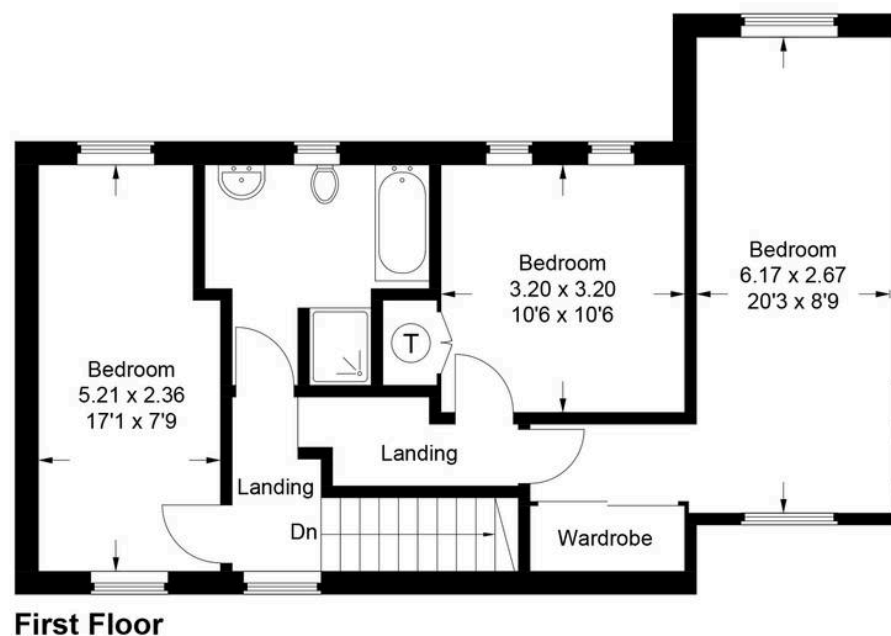
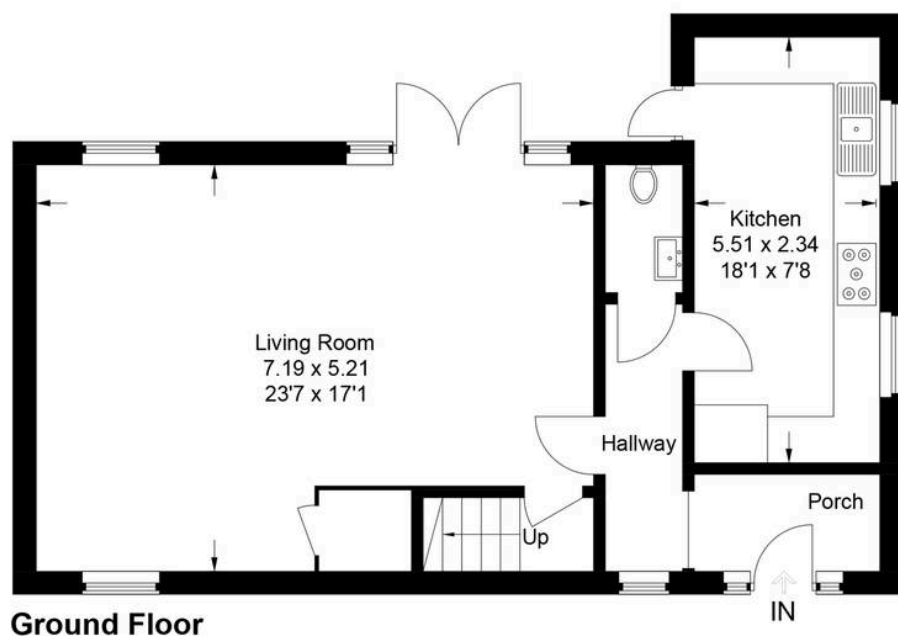
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area
 Ground Floor = 61.7 sq m / 664 sq ft
 First Floor = 60.2 sq m / 648 sq ft
 Total = 121.9 sq m / 1,312 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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