



Wickfields, Longwick - HP27 9FJ
£450,000

 **TIM RUSS**
& Company



Wickfields

Longwick, Princes Risborough

- Three bedrooms
- Open plan living accommodation
- Cloakroom
- Private lawned gardens
- Garage and driveway parking
- Situated on a popular modern development

Longwick is a popular Buckinghamshire village surrounded by open countryside with views over the Chiltern Hills. Amenities in the village include a local shop/post office, a playgroup and a Church of England combined school rated. The nearby market town of Princes Risborough is approx 1.5 miles distance and caters for all day to day needs. There is a leisure complex, library, dental surgery and veterinary surgeon. A mainline railway station at Princes Risborough provides direct access to London, Marylebone, and the M40 motorway provides fast access to the M25 and national motorway networks. Sporting facilities in the area include golf clubs and many pleasant walks and bridleways. There are excellent schools in the general area in both the public (grammar schools) and private sector for children of all ages.



Wickfields

Longwick, Princes Risborough

A well presented three bedroom semi detached house situated towards the entrance of this modern well regarded development. The house offers open plan accommodation to the ground floor with a kitchen with integrated appliances and hallway with cloakroom. To the outside there is a good size lawned rear garden with patio and gated access to the driveway and garage.

Tenure Freehold

Maintenance fee for upkeep of communal areas £80.55 per quarter

Council Tax Band E

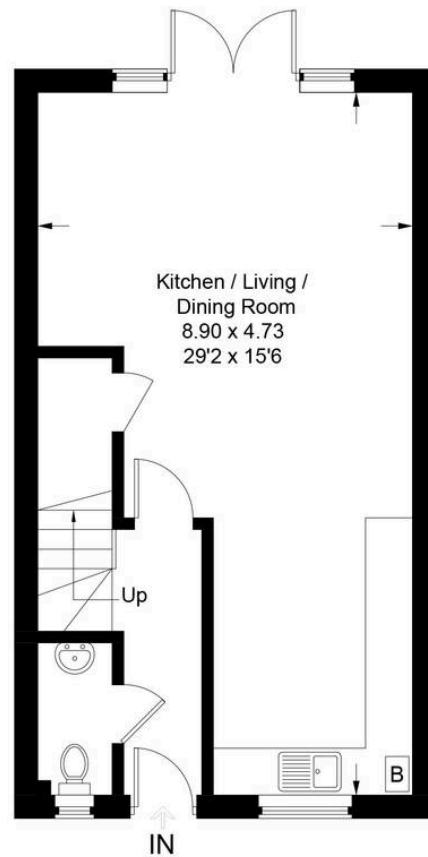
Council Tax band: E

Tenure: Freehold

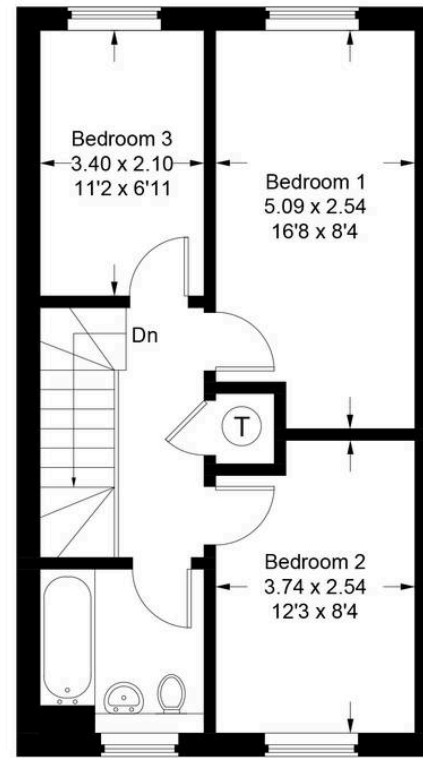
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 43.4 sq m / 467 sq ft
 First Floor = 43.2 sq m / 465 sq ft
 Total = 86.6 sq m / 932 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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