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bonners & babingtons

Ivy Close
Longwick

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Longwick
Buckinghamshire
HP27 9XU

Guide Price - £450,000

A beautifully presented & modernised three bedroom brick & Flint semi-detached family home positioned within a quiet cul-de-sac. The property is located within the highly regarded village of Longwick with excellent schools, amenities and transport links close by in Princes Risborough and Thame.

The property accommodation comprises of the following, entrance hallway with downstairs toilet, modern separate kitchen and an open plan living room / dining room with storage cupboard and French doors opening to the sunny rear garden.

Upstairs you will find two good sized double bedrooms both with fitted wardrobes, a further single bedroom with built in wardrobe and a modern family bathroom with bath and overhead shower.

To the rear you will find a newly landscaped garden with raised flower beds, seating area and a newly laid patio area which is perfect for alfresco dining during the summer months. There is also rear access leading through to the single garage which has power and driveway with parking for two cars.

Other notable features include, mains gas central heating system, double glazed windows throughout and loft storage space.



Longwick Village

Longwick is a small village, positioned close to open countryside and the Chiltern Hills. There is a range of modern and period housing along with a general store/post office, a garage, public house and a well respected primary school. Approximately one mile away is Princes Risborough offering more comprehensive shopping and leisure facilities. There are excellent primary and secondary schools nearby in both the state and private sectors including grammar schools in Aylesbury and High Wycombe. The M40 motorway is within easy reach (via either J4 or J6) providing links to London, Oxford and The Midlands. Chiltern Railways fast train services run from Princes Risborough very regularly and reaches London Marylebone in approximately 35 minutes.



Council Tax Band – D

EPC RATING - D

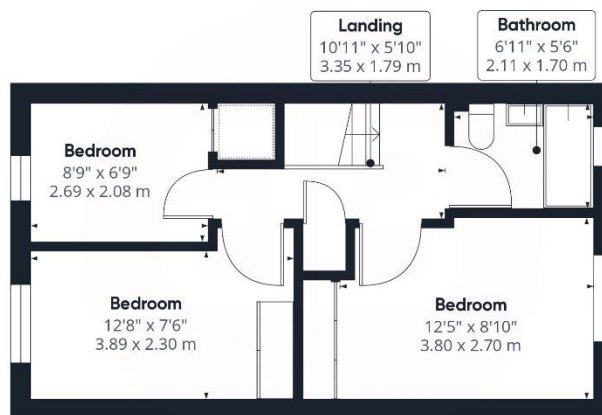
Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A	86
B	
C	72
D	
E	
F	
G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m
899.64 ft²
83.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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