

3 Ketchmere Close

Long Crendon | Bucks | HP18 9BG



Price £450,000

ACCOMMODATION

A well presented detached home

Reception hallway with useful storage

Refitted kitchen with appliances

Spacious dining/ sitting room with
woodburning stove and French doors to
the garden

Cloakroom and separate utility room

Three good sized bedrooms on first floor

Family bathroom

Private courtyard garden to rear



A well presented and recently refurbished three bedroom detached property. The reception hallway has a useful storage area and doors leading to principle rooms. The kitchen has been refitted with a range of base and wall units and integrated appliances. The sitting / dining room has a woodburning stove and French doors which open into the courtyard garden .



There is a separate cloakroom and utility room with a door opening to the front and a staircase from the sitting area rises to the first floor where there is a main bedroom and two further double bedrooms as well as a family bathroom with stripped wooden floorboards. Externally there is a fully enclosed courtyard garden with side access. This area has been designed for easy maintenance and offers a high degree of privacy. To the front of the property there is driveway parking for several cars leading to the single garage which benefits from light and electrics.

KEY FEATURES

- A three bedroom detached home situated within Long Crendon
- Within walking distance of the local shops and amenities
- Refurbished by the current vendor to a very high standard
- Wood burning stove installed in sitting room
- French doors to delightful and easily maintained courtyard garden
- Single garage and ample driveway parking to the front of the house
- Please call Colombs Estate Agents to arrange a suitable time to view



LONG CRENDON

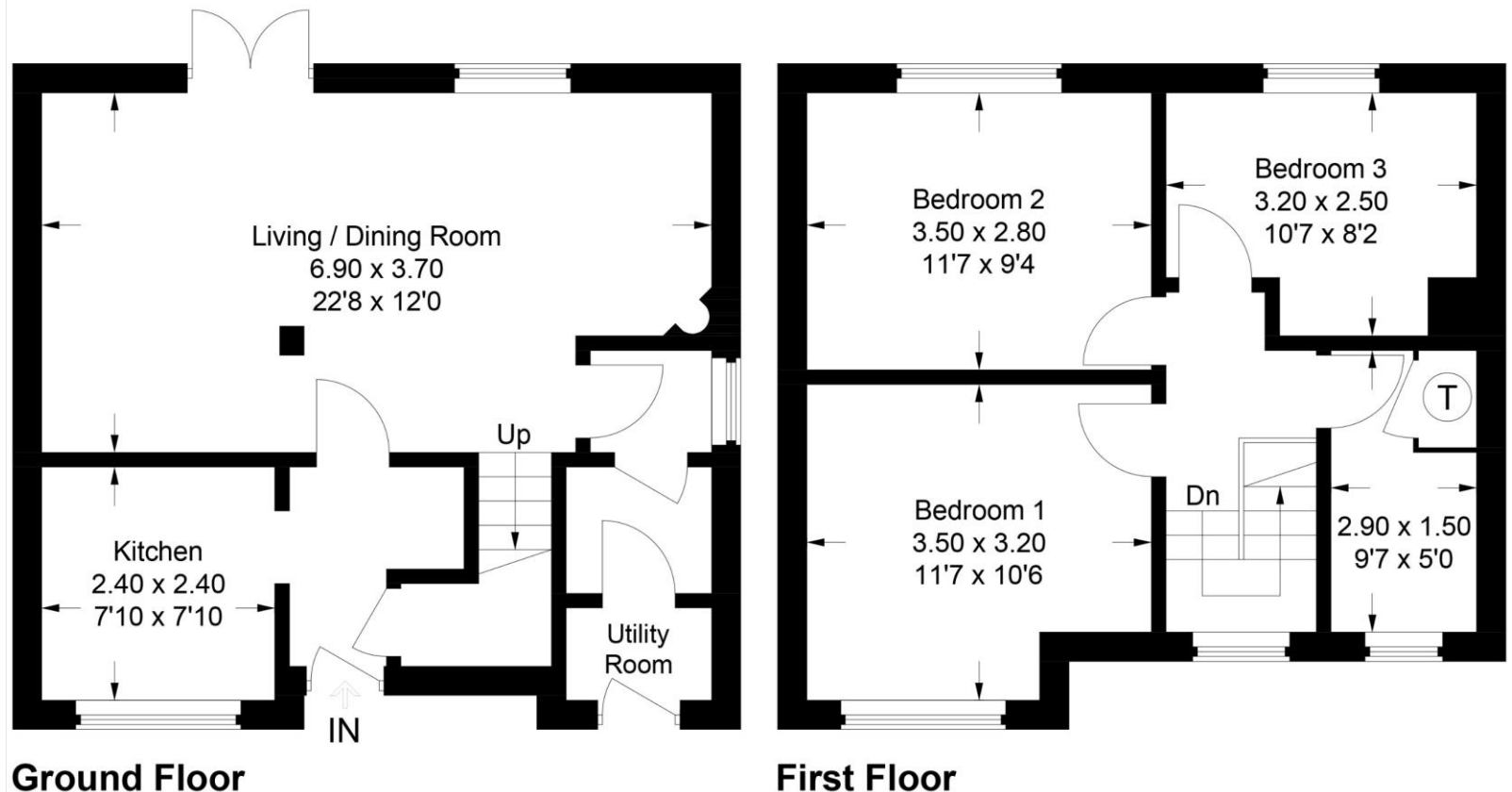
Long Crendon is an attractive village located 2 miles north of Thame and is surrounded by open countryside with a vast range of footpaths & bridleways. The village has an excellent community feel and has a good range of shops and amenities within the village as well as local restaurants and public houses. There is a very popular Primary School which feeds into both Lord Williams in Thame and the Aylesbury Vale Grammar schools as well as excellent commuting to London via the railway station at Thame & Haddenham Parkway and by car from the M40 access

Local Authority – Aylesbury Vale District Council

Council Tax - E

EPC - D

Approximate Gross Internal Area
Ground Floor = 42.0 sq m / 452 sq ft
First Floor = 38.0 sq m / 409 sq ft
Total = 80 sq m / 861 sq ft



Ground Floor

First Floor

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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