

Regency Cottage

Chestnut Way | Longwick | Bucks HP27 9SD



Price £395,000

ACCOMMODATION

A two bedroom terraced cottage
Sitting room with exposed beams
Kitchen with range of base & wall units
Back door leading to spacious garden
Ground floor bathroom
Main bedroom with built in wardrobes
A good sized single bedroom
Paved terraced area immediately to rear
Spacious and fully enclosed lawned area
Gated access to gravelled parking area



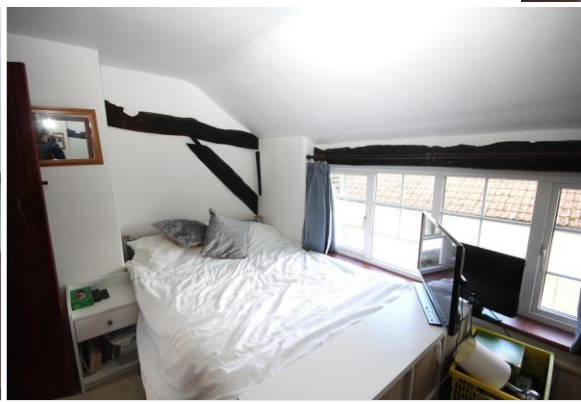
A delightful two bedroom terraced cottage situated in the Buckinghamshire village of Longwick benefiting from an abundance of character throughout with exposed beams in the sitting room and attractive gardens to the rear with off road parking. There is a generous living room with bay window to the front and



brick fireplace. The galley style kitchen has a range of units with electric oven and hob as well as there being a ground floor bathroom. On the first floor the main bedroom has a double built in wardrobe and there is a second good sized single bedroom. Externally there is a terraced area immediately to the rear with fully enclosed lawned area and gated access leading to the gravelled parking area. Gas fired central heating & radiators.

KEY FEATURES

- A delightful two bedroom terraced cottage with a wealth of character
- Within a short drive of Princes Risborough town centre and local amenities
- Close to the mainline train station to London Marylebone
- Tucked away from the road being situated in a row of three cottages
- Gated access to the parking area to be found at the rear of the property
- Offered For Sale with NO ONWARD CHAIN
- Please call Colombs Estate Agents on 01844 214421 to arrange a viewing



LONGWICK

. Longwick is a small village just 1.5 miles north of Princes Risborough 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 with useful mini-Waitrose, public house and a well-regarded primary school. Princes Risborough is a short distance away with a good range of independent shops as well as a popular Tesco's and Marks & Spences Food Hall. There is a busy leisure centre with indoor swimming pool and gym as well a doctor's surgery. Princes Risborough station provides a main line rail service to London Marylebone (35 minutes) . The M40 is close by allowing easy access to London, Birmingham and Oxford.

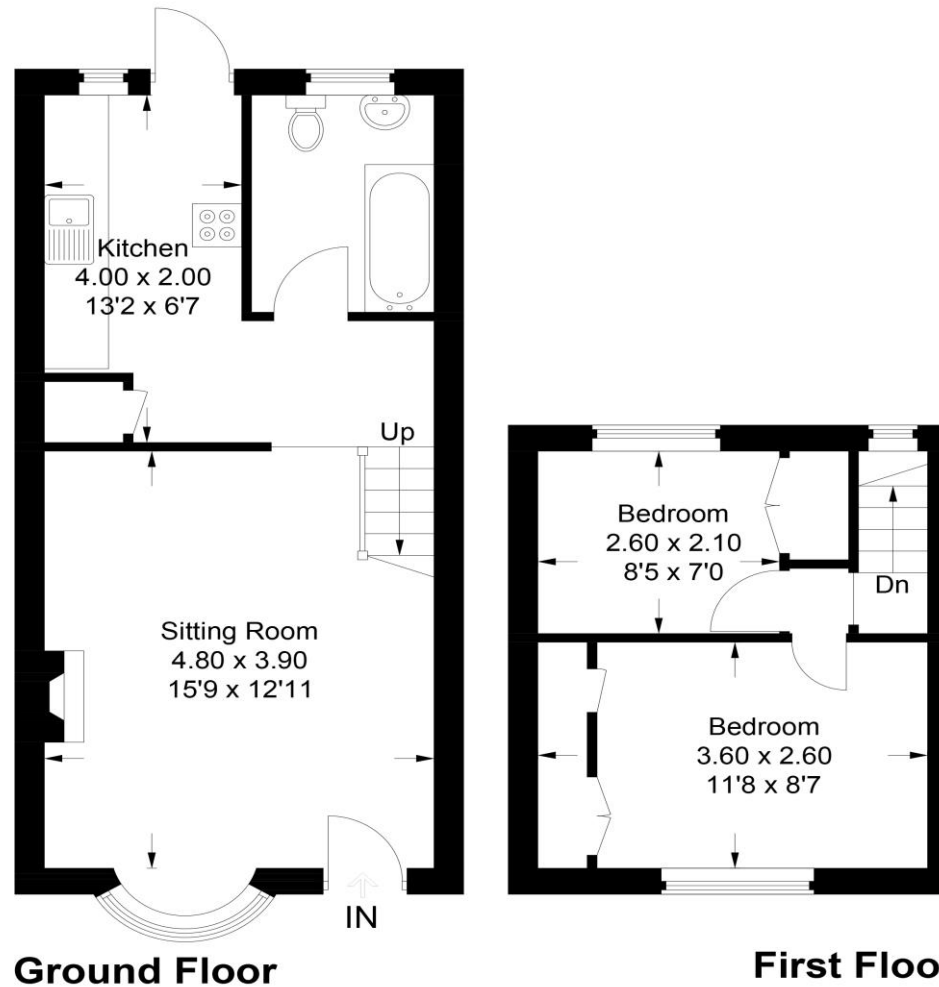
Local Authority – Wycombe Council

Council Tax - D

EPC - D

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Approximate Gross Internal Area
Ground Floor = 35.2 sq m / 379 sq ft
First Floor = 18.8 sq m / 202 sq ft
Total = 54.0 sq m / 581 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.