

4 Nappins Close

Long Crendon | Buckinghamshire | HP18 9YA



Price £390,000

ACCOMMODATION

A two bedroom end of terraced house
Situated in an exclusive development
Immaculately presented throughout
Entrance hall & downstairs cloakroom
Kitchen and dining room to front aspect
Sitting room with doors opening to garden
Main bedroom with en suite shower room
Second bedroom and family bathroom
Southerly facing rear garden with shed
Allocated parking space to the front



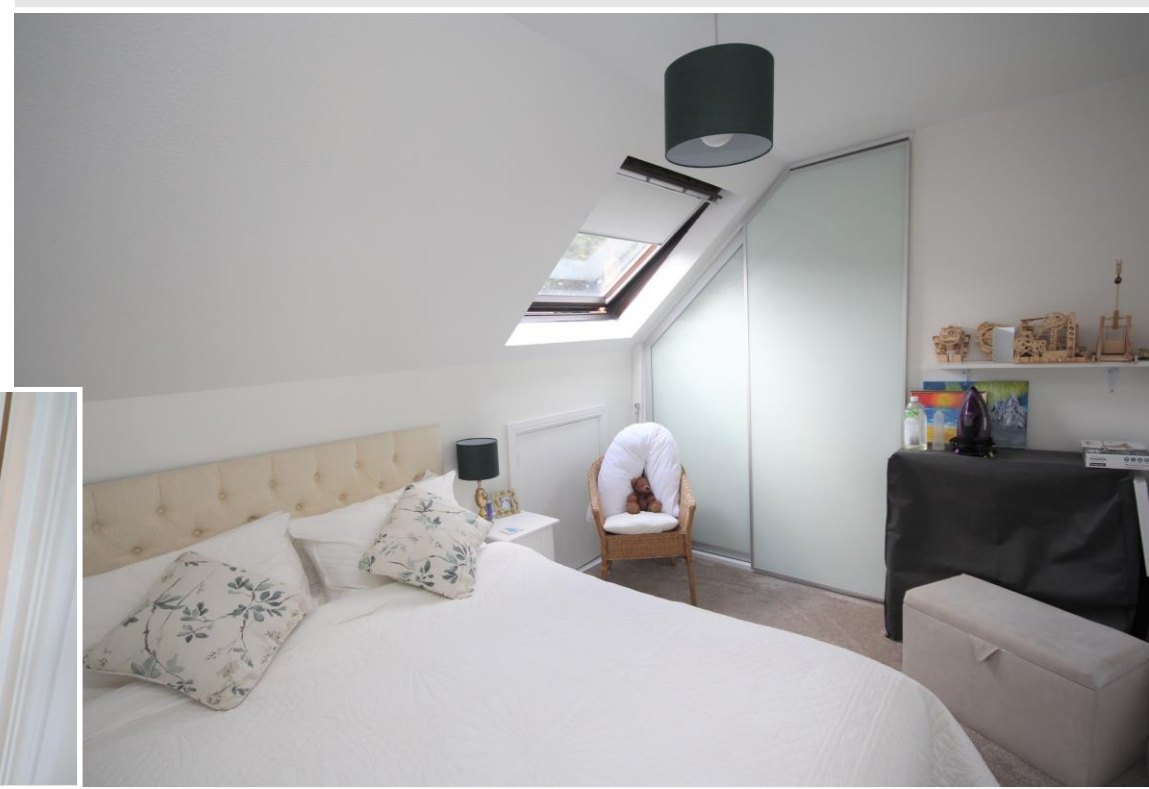
A beautifully presented 2 bedroom end terraced house situated in an exclusive development within Long Crendon. The property is immaculately presented throughout and is entered by the front door to the side of the property into reception hallway with downstairs cloakroom and staircase leading to the first floor. To the front aspect there is dining room leading through to the kitchen which is fitted with a range of base and wall units with wall mounted double oven and integrated appliances. The sitting room is light and airy



with doors opening into the rear garden. On the first floor the main bedroom has arrange of wardrobes and storage units and benefits from an en suite shower room. The 2nd bedroom also has fitted wardrobes and spacious eaves storage as well as a velux window to the rear. There is a family bathroom with shower over the bath and an airing cupboard on the landing as well as access to the loft space. Externally the property has a delightful southerly facing garden which has been designed for easy maintenance. It has a gate to the side leading to the bin store and to the front of the property where is an allocated parking space and visitors parking. The property is leasehold with 964 years left on the lease & managed by the residents.

KEY FEATURES

- Situated in a delightful and exclusive development of 16 properties
- A 2 bedroom end terraced property with south facing garden and parking
- Situated within walking distance of the historic High Street and Square
- Easy access to Thame & Haddenham Parkway Station as well as M40
- Well maintained communal gardens, parking space and visitors car park
- There are 964 years remaining on the lease with no ground rent payable
- Please call Colombs Estate Agents on 01844 214421 to arrange a viewing



Location

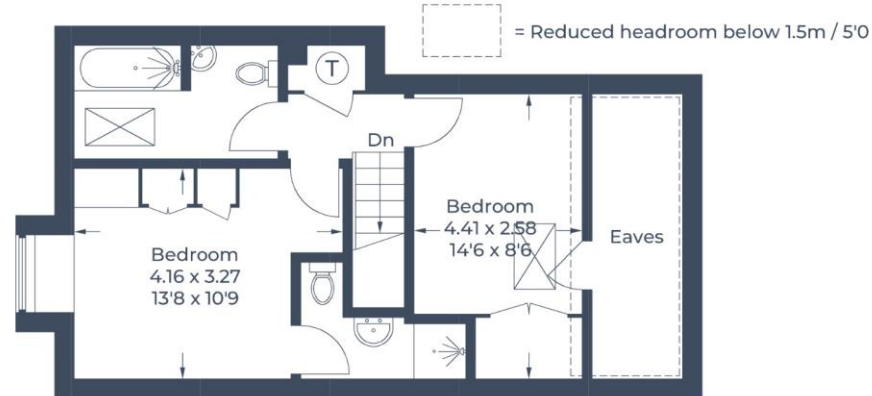
Long Crendon is an attractive village located 2 miles north of Thame and is surrounded by open countryside with a vast range of footpaths & bridleways. The village has an excellent community feel and has a good range of shops and amenities within the village as well as local restaurants and public houses. 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

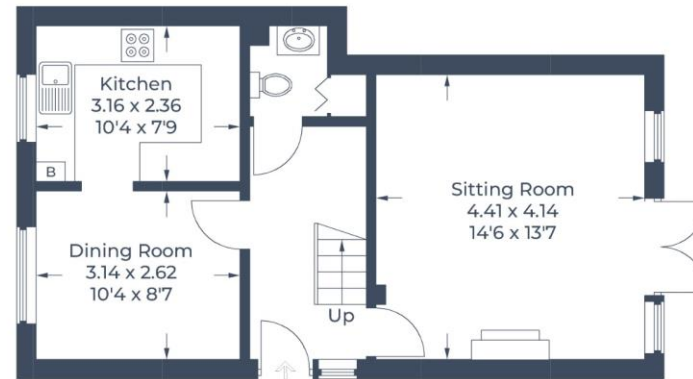
Council Tax - D

EPC - D

Approximate Gross Internal Area
Ground Floor = 45.1 sq m / 485 sq ft
First Floor = 44.7 sq m / 481 sq ft
Total = 89.8 sq m / 966 sq ft
(Including Eaves)



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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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.