

# Long Crendon

5 Elm Trees | Long Crendon | Bucks | HP18 9DG



Guide Price £975,000

## ACCOMMODATION

A spacious 4 bedroom detached home  
A larger than average landscaped garden  
Entrance hall with cloakroom & study  
Kitchen with ample range of units  
Well appointed dining / sitting room  
Main bedroom & en suite shower room  
Three good sized further bedrooms  
Family bathroom and spacious landing  
Scope to extend subject to planning  
Detached garage and separate drive way



A spacious four bedroom detached family home with an exceptionally large and mature gardens to the side and rear. There is potential to extend and remodel the property subject to planning. The reception hallway has stairs rising to the first floor and useful cloakroom as well doors to all main rooms. The study has a front aspect whilst the sitting / dining room has a dual aspect and enjoys glorious views over the rear garden and has



A gas fired feature woodburning stove. The kitchen has a good range of base and wall units with wall mounted double oven and views over the garden. There is also a separate utility room with range of units. On the first floor there is a well appointed main bedroom with range of wardrobes and benefits from a modern and contemporary shower room and a balcony. There are three further bedrooms and a family bathroom. Externally the gardens are a total delight with mature borders and patio area to enjoy the vista. There is a detached garage which is approached from Carters Lane.

## KEY FEATURES

- A highly desirable four bedroom detached family home in Long Crendon
- Fabulous and mature rear garden with access to garage on Carters Lane
- Situated in a cul de sac location with potential to extend and remodel.
- Offering spacious and light accommodation with views to garden
- Catchment for popular Long Crendon Primary School & Lord Williams's
- A short drive to Thame and Haddenham Parkway Railway Station
- Please call Colombs on 01844 214421 to arrange a suitable time to view

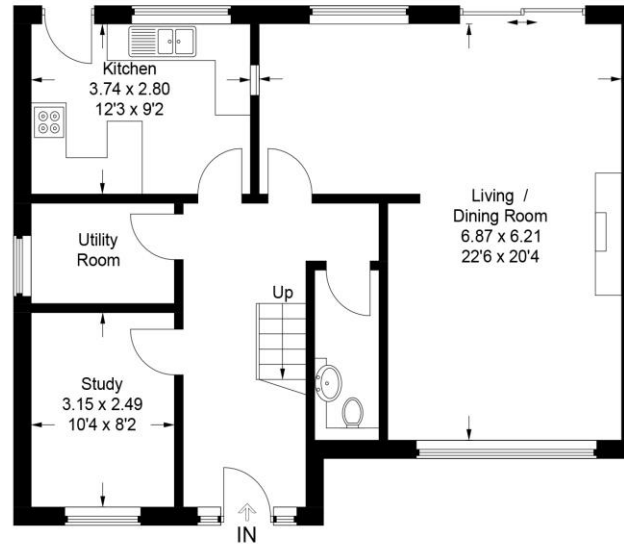


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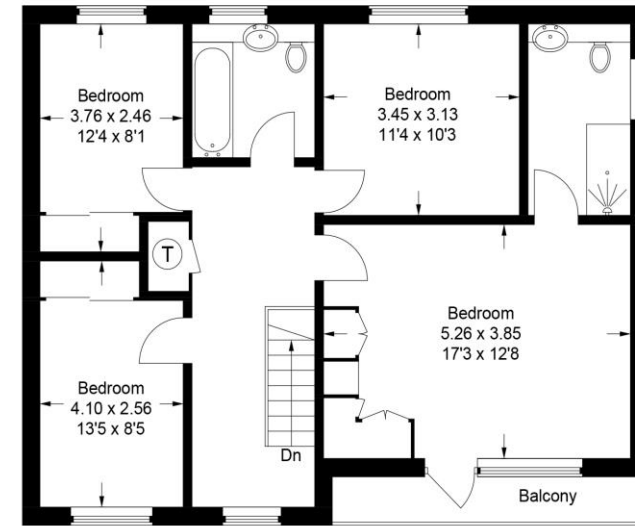
Long Crendon is an attractive village located 2 miles north of Thame and is surrounded by open countryside with a vast range of footpaths & bridleways. The village has an excellent community feel and has a good range of shops and amenities within the village as well as local restaurants and public houses.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

## 5 Elm Trees

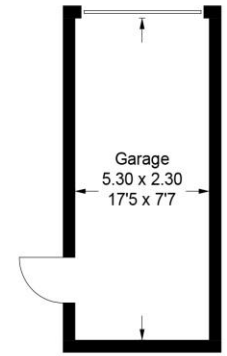
Approximate Gross Internal Area  
Ground Floor = 74.9 sq m / 806 sq ft  
First Floor = 76.1 sq m / 819 sq ft  
Garage = 12.2 sq m / 131 sq ft  
Total = 163.2 sq m / 1,756 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Local Authority – Aylesbury Vale District Council

Council Tax - F

EPC - C

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.