



**Connells**

Burts Lane  
Long Crendon Aylesbury



### Property Description

A beautifully presented three-bedroom home located in the desirable village of Long Crendon. This charming property offers the perfect combination of modern living and rural tranquillity, making it an ideal choice for families, professionals, or those looking to enjoy the peace of village life.

As you enter the property, you are greeted by a bright and welcoming hallway that leads into a spacious living room. This cozy space is perfect for relaxing, with large windows that fill the room with natural light. The living room flows seamlessly into the modern, well-equipped kitchen, which features high-quality appliances, ample storage, and a dining area that's perfect for family meals or entertaining guests.

Upstairs, Burts Lane offers three well-proportioned bedrooms, each designed with comfort in mind. The master bedroom boasts generous space and tranquil views, providing a peaceful retreat at the end of the day. The additional bedrooms are ideal for children, guests, or a home office. The contemporary family bathroom is finished to a high standard, offering both style and functionality.

Outside, the property features a private, beautifully maintained garden, perfect for outdoor dining, gardening, or simply enjoying the fresh air. There is also off-street parking, adding to the convenience of this lovely home.

**Living Room**

14' 4" x 9' 2" ( 4.37m x 2.79m )

**Bathroom**

4' 2" x 2' 6" ( 1.27m x 0.76m )

**Kitchen/ Diner**

14' 1" x 8' 2" ( 4.29m x 2.49m )

**Bedroom 1**

14' 4" x 11' 2" ( 4.37m x 3.40m )

**Bedroom 2**

7' 9" x 10' 8" ( 2.36m x 3.25m )

**Study Room**

5' 9" x 9' 2" ( 1.75m x 2.79m )

**Loft Room**

10' 8" x 7' 9" ( 3.25m x 2.36m )

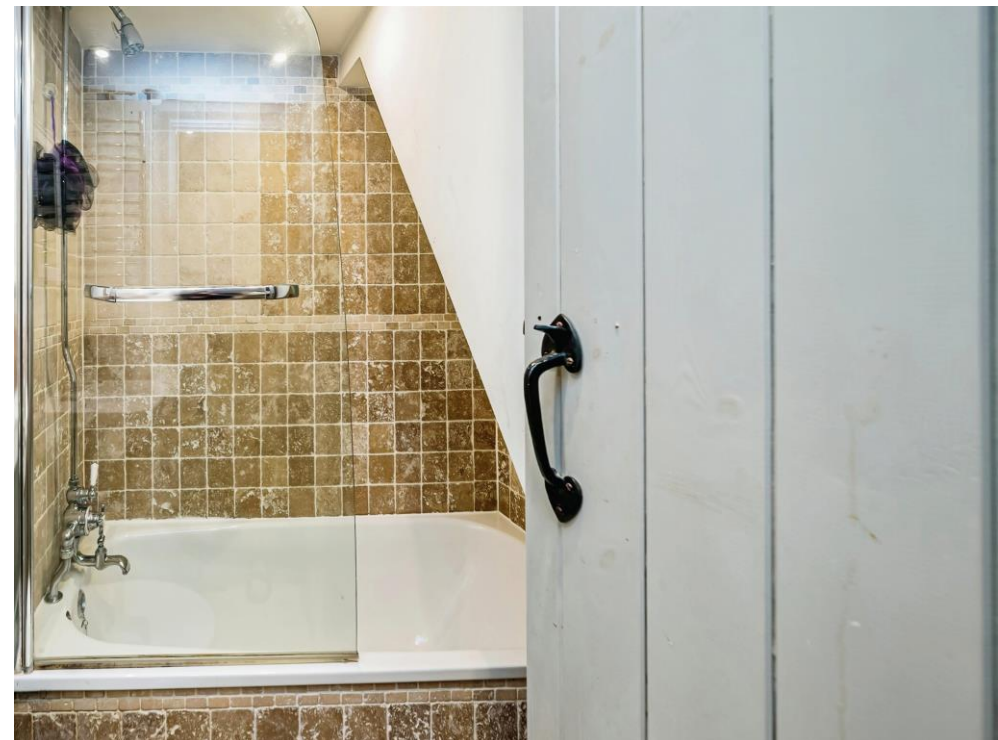
**Bathroom**

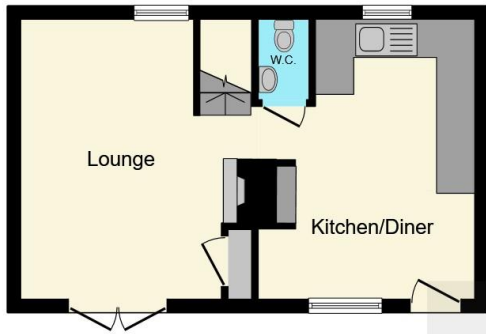
6' 6" x 5' 6" ( 1.98m x 1.68m )

Long Crendon is an historic village considered by many to be one of the most attractive residential villages in the area. It provides a good range of facilities including post office, Local shop. primary school, café and public houses and restaurants and butcher.

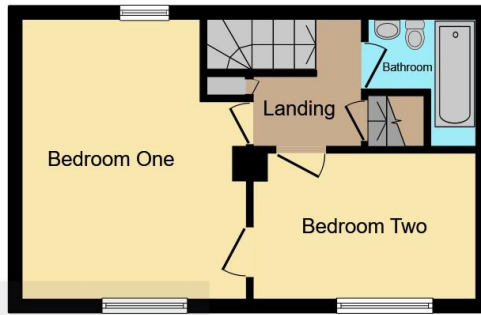
The market town of Thame 2.3 miles away provides a good range of amenities including a Sports Centre, shops, supermarkets, restaurants and schools.

In addition to Lord Williams Schools in Thame, the village is also in the catchment for Henry Floyd Grammar School in Aylesbury. For the commuter, the M40 (junction 6) is approx. 6 miles and a railway service into London Marylebone via the Chiltern line is located nearby in Haddenham.

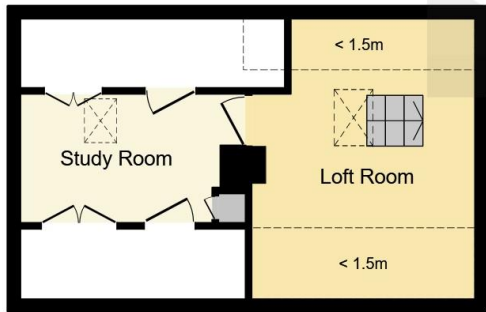




Ground Floor



First Floor



Second Floor

Connells



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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