



**Connells**

Walnut Close  
Long Crendon Aylesbury



# Walnut Close Long Crendon Aylesbury HP18 9DD

for sale Offers over  
**£475,000**



## Property Description

Located in the serene and sought-after village of Long Crendon, this charming three-bedroom terraced house presents an excellent opportunity for first-time buyers, downsizers, upsizers and investors. Set within the quiet cul-de-sac of Walnut Close, the property offers a peaceful living environment while being conveniently close to local amenities.

The home features a well-proportioned living space, including a welcoming lounge, dining room, downstairs w/c, family bathroom and three comfortable bedrooms. The private rear garden provides an ideal space for outdoor relaxation and entertaining.

This property offers a wonderful blend of village charm and modern convenience. Viewings are highly recommended to fully appreciate the potential this home has to offer.

## Kitchen

12' 8" x 7' 5" ( 3.86m x 2.26m )

## Dining Room

9' 8" x 7' 9" ( 2.95m x 2.36m )

## Lounge

15' 4" x 10' 5" ( 4.67m x 3.17m )

## W/C

3' 9" x 4' 9" ( 1.14m x 1.45m )

## Bedroom One

8' 9" x 11' 8" ( 2.67m x 3.56m )

## Ensuite

7' 5" x 2' 6" ( 2.26m x 0.76m )

## Bedroom Two

5' 2" x 9' 2" ( 1.57m x 2.79m )

## Bedroom Three

9' 8" x 7' 9" ( 2.95m x 2.36m )

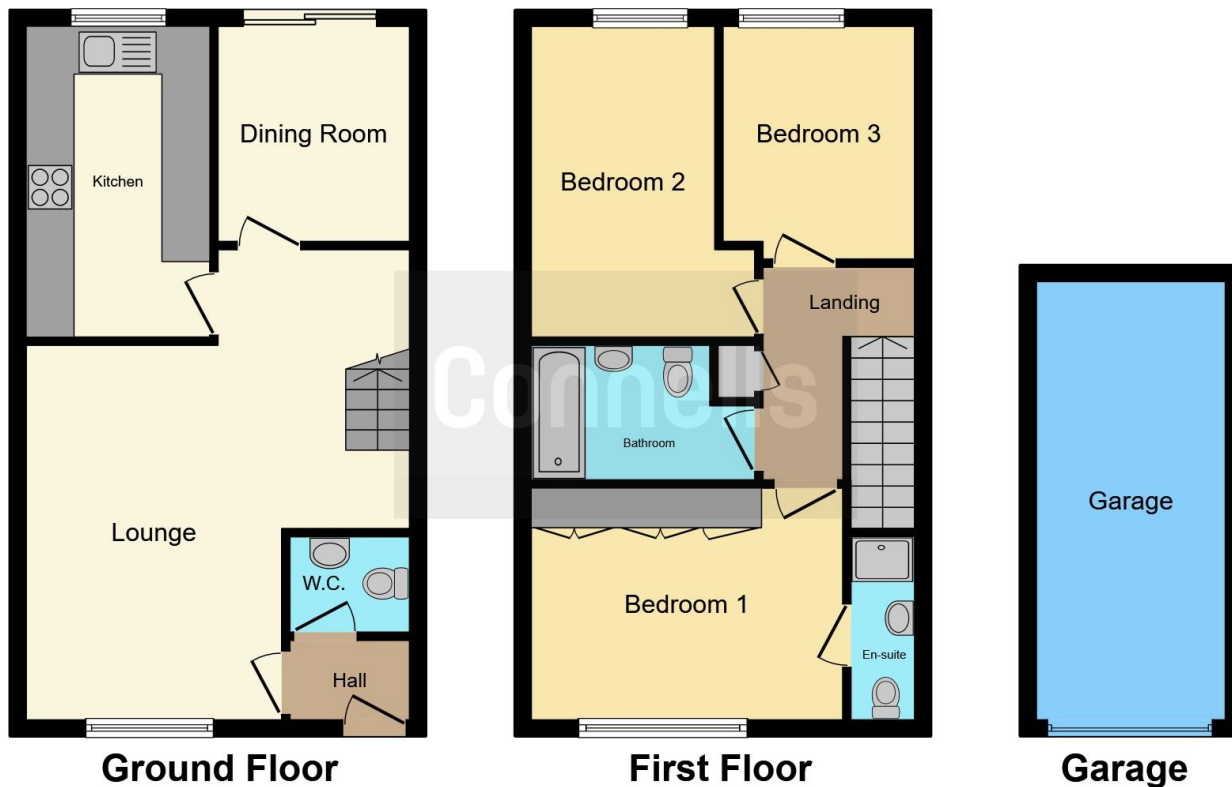
## Bathroom

5' 2" x 9' 2" ( 1.57m x 2.79m )

Positioned just a short stroll from the village centre, residents of Walnut Close benefit from easy access to a range of local amenities including pubs, a coffee shop, post office and village store. The highly regarded Long Crendon School and reputable secondary school options in the nearby Thame and Aylesbury areas make this a practical choice for families. For commuters, Haddenham & Thame is a short drive away, offering direct trains to London Marylebone in under 40 minutes







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](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: THM306855 - 0011