



BURNS CLOSE
LONG CRENDON BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



BURNS CLOSE LONG CRENDON BUCKINGHAMSHIRE

AN IMMACULATE TWO DOUBLE
BEDROOM SEMI-DETACHED
BUNGALOW IN A HIGHLY SOUGHT
AFTER CLOSE IN LONG CRENDON.

PRICE £475,000



The Property

A wonderfully situated two bedroom semi detached bungalow complete with ensuite shower room, main bathroom, sitting room, dining room, fitted kitchen and conservatory.

Offering light, bright, spacious and well maintained accommodation, arranged in a flexible layout this property really is a hidden gem.

The property benefits from gas fired central heating, double glazing, excellent decor throughout, together with a garden laid to lawn at the front and a private and well maintained garden to the rear which has flower and shrub borders, a generous patio area, side access and features a Southerly aspect.

To the front and side of the property is a garage on an own drive. The garage features an up and over door, light, power and steps up to a windowed and fully boarded mezzanine level. The particular area would make a great hobbies room or work from home space.

Located in this tucked away spot, yet close to the centre of this most desirable village, No.1 Burns Close has much to offer the discerning buyer.

Outside

To the front, there is off street parking for at least two vehicles and access to the garage. There is also an area of front lawn with attractive planted borders. Whilst to the rear, the picturesque garden has been beautifully landscaped with a patio terrace perfect for entertaining.

Location

Long Crendon is an attractive and sought-after village lying approx. 2 miles to the north of the market town of Thame.

The village is a picturesque mix of mainly period houses and cottages together with a good selection of shops for day to day needs as well as a primary school, health centre, library, sports facilities, a number of public houses, coffee shop, and the renowned Angel Dining Rooms.

The village benefits from pre-schools and a local first school with access to Lord Williams's School in Thame and within the catchment area for grammar schools.

There are excellent commuter road and rail connections with the M40 motorway being about 15 minutes' drive away providing connections to the M4 and M25 national motorway networks.

Haddenham Station is about 2 miles away providing a fast and efficient service to London Marylebone in approx. 35 minutes.

Post code for SatNav: HP18 9BX

Mortgage

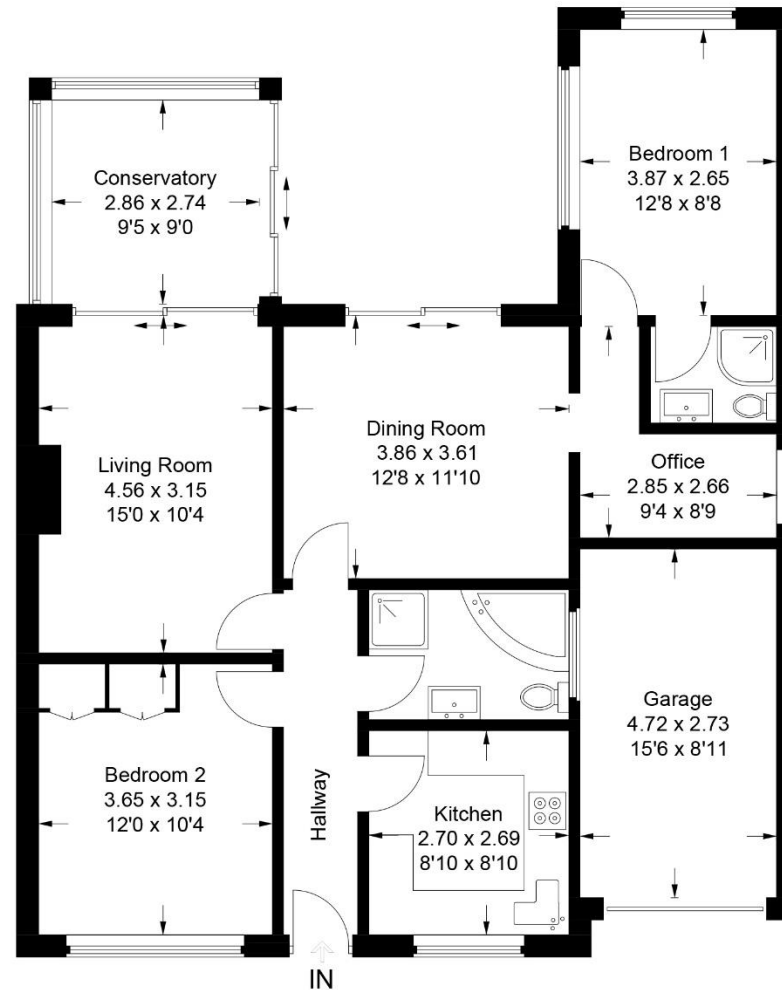
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

- **Council Tax Band - D**
- **EPC Rating – C**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3268





1 Burns Close, Long Crendon, Aylesbury, HP18 9BX

Approximate Gross Internal Area = 86.6 sq m / 932 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 99.0 sq m / 1,065 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



112 High Street, Thame, Oxon OX9 3DZ

T: **01844 217722**

E: thame@timruss.co.uk

www.timruss.co.uk

TIM RUSS
& COMPANY