



COLTMAN AVENUE
LONG CRENDON BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



COLTMAN AVENUE LONG CRENDON BUCKINGHAMSHIRE

A VERY WELL PRESENTED AND BRIGHT THREE BEDROOM SEMI-DETACHED HOME SITUATED ON A POPULAR ROAD IN A TOP VILLAGE.

PRICE £475,000



The Property

A modern and refurbished three bedroom semi-detached family home situated on a sought after road close to the village amenities.

The property has been extended to the side where the third bedroom and bathroom have been added. This area certainly makes for a very useful annexe/rental investment.

The ground floor accommodation features a lovely and bright sitting room with a useful area for storage under the stairs. A door leads you to the stylish and contemporary kitchen/breakfast area.

The very modern kitchen is a great space kitted out with a range of integrated appliances and wood effect work surfaces. Stylish tiled splashbacks add colour with a modern feel. Ceiling spots and attractive hanging lights over the dining space reflect beautifully off the large porcelain floor tiles, making this a lovely bright entertaining space.

A door leads to the self-contained annexe.

To the first floor, there are two double bedrooms both with exposed floorboards and a brand new, re-fitted bathroom.

Special mention must be made for the combination boiler, which has recently been upgraded.

Outside

The gardens surround the property to the front, side and rear beautifully. To the front, the shingled driveway provides off street parking. Attractive shrubbery and flower beds offer plenty of kerb appeal.

The gardens to the side and rear offer great outside space and are fully enclosed making it feel very private and non-overlooked. There is a lovely seating area to the rear in an area of shingling. This a great space to enjoy the garden whilst dining al-fresco in the warmer evenings.

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 and coffee shop. 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 9DP

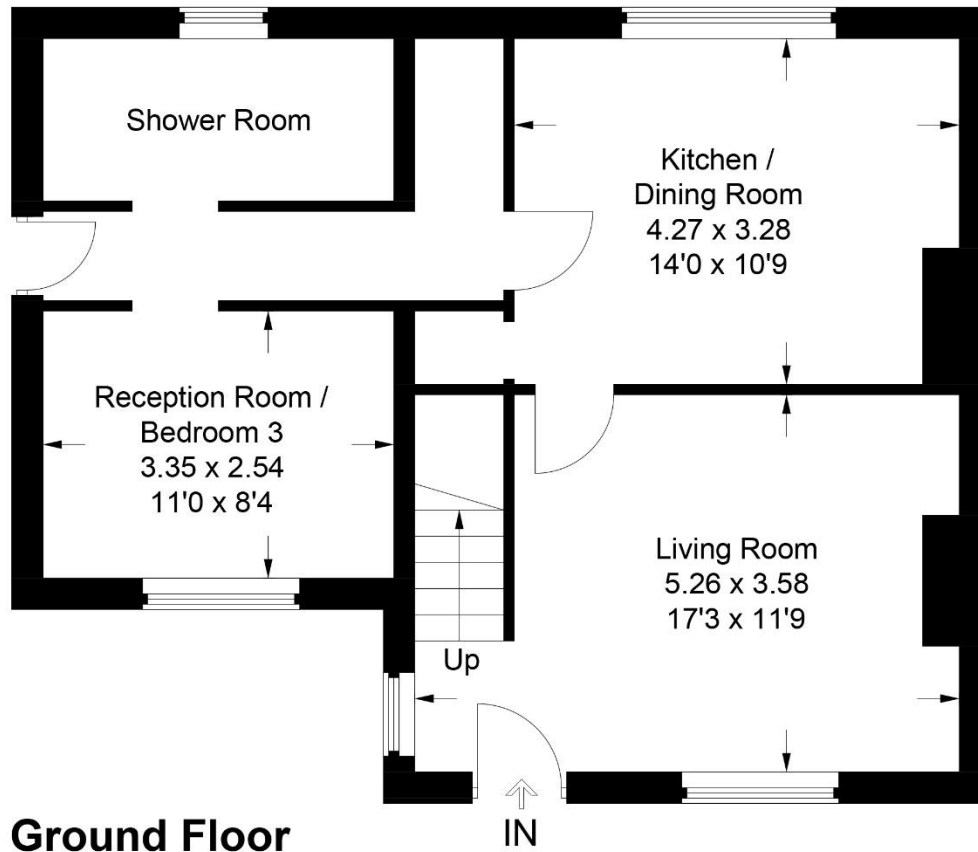
Mortgage

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

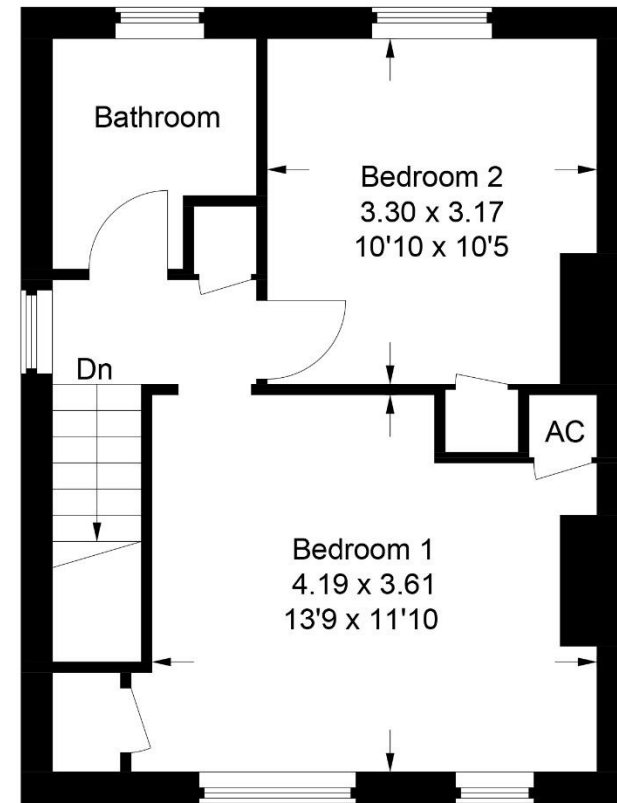
Additional Information

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





Ground Floor



First Floor

13 Coltman Avenue

Approximate Gross Internal Area
 Ground Floor = 54.9 sq m / 591 sq ft
 First Floor = 36.4 sq m / 392 sq ft
 Total = 91.3 sq m / 983 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.

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