



Giffard Way, Long Crendon - HP18 9DN

Guide Price £465,000

 **TIM RUSS**  
& Company





## Giffard Way

Long Crendon, Buckinghamshire

- IMMACULATLY PRESENTED TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- GREAT POTENTIAL! PLANNING GRANTED FOR A DOUBLE STOREY SIDE EXTENSION
- FABULOUS KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM WITH UTILITY SPACE
- SITUATED AT THE END OF A SOUGHT AFTER ROAD IN A TOP DRAWER VILLAGE LOCATION
- EXCELLENT CATCHMENT FOR BUCKINGHAMSHIRE & OXFORDSHIRE SCHOOLING
- STUNNING, PRIVATE REAR GARDEN OF A GREAT SIZE





# Giffard Way

Long Crendon, Buckinghamshire

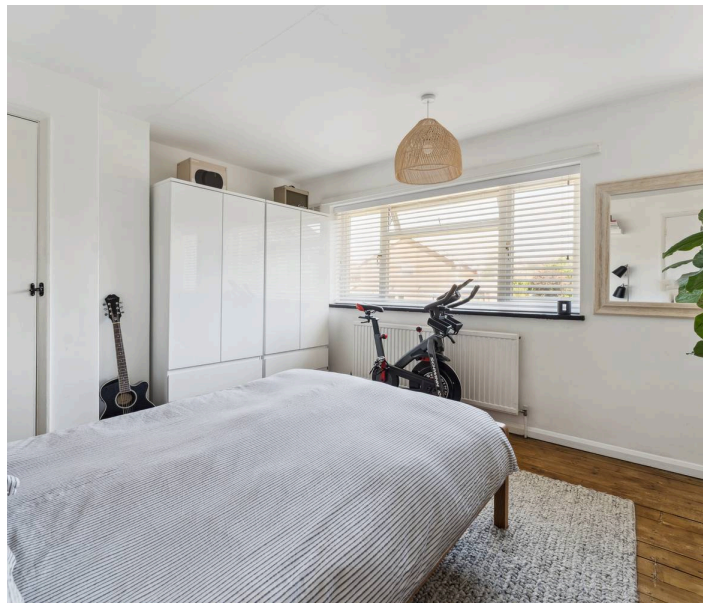
Situated at the end of a sought after no through road is this immaculately presented two double bedroom semi-detached home located in this top drawer village. For those looking for a beautiful home with potential to extend, then look no further! This property once had planning granted for a double storey side extension. Stylish and elegant, this property would certainly appeal to those looking to get their first step onto the ladder or to those looking to add significant value topped with a truly fabulous garden. The accommodation features the entrance hall that leads to both the sitting room and the kitchen/dining space. The sitting room is a lovely area, both bright and airy with an attractive feature fire, whilst the kitchen/dining room is highly impressive. A beautifully appointed shaker style kitchen complimented with granite worktops, a butler sink and stone effect flooring. From here, the cloakroom/utility space can be found and completes the ground floor accommodation.

To the first floor, there are two double bedrooms and a well appointed bathroom.

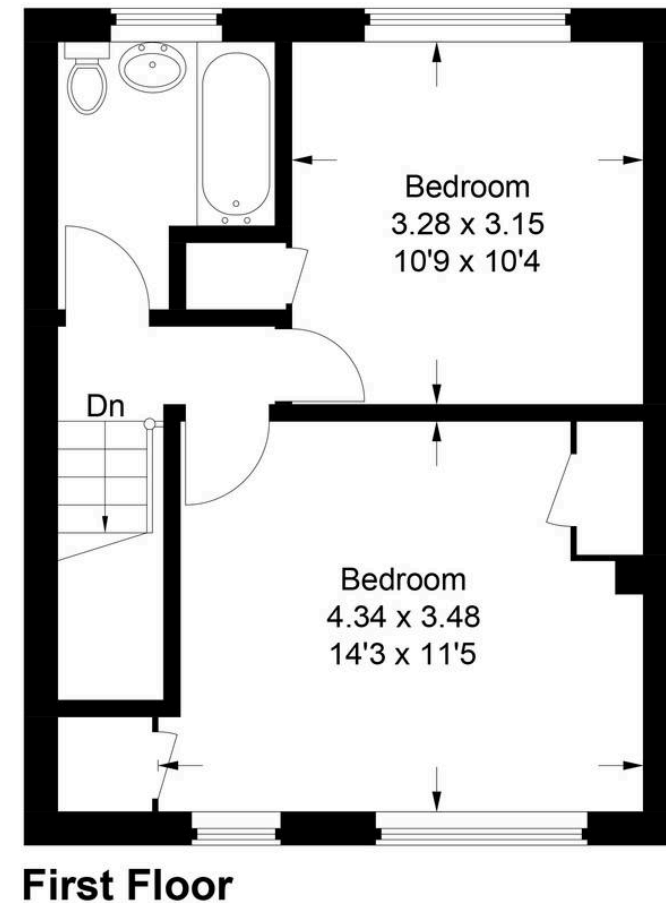
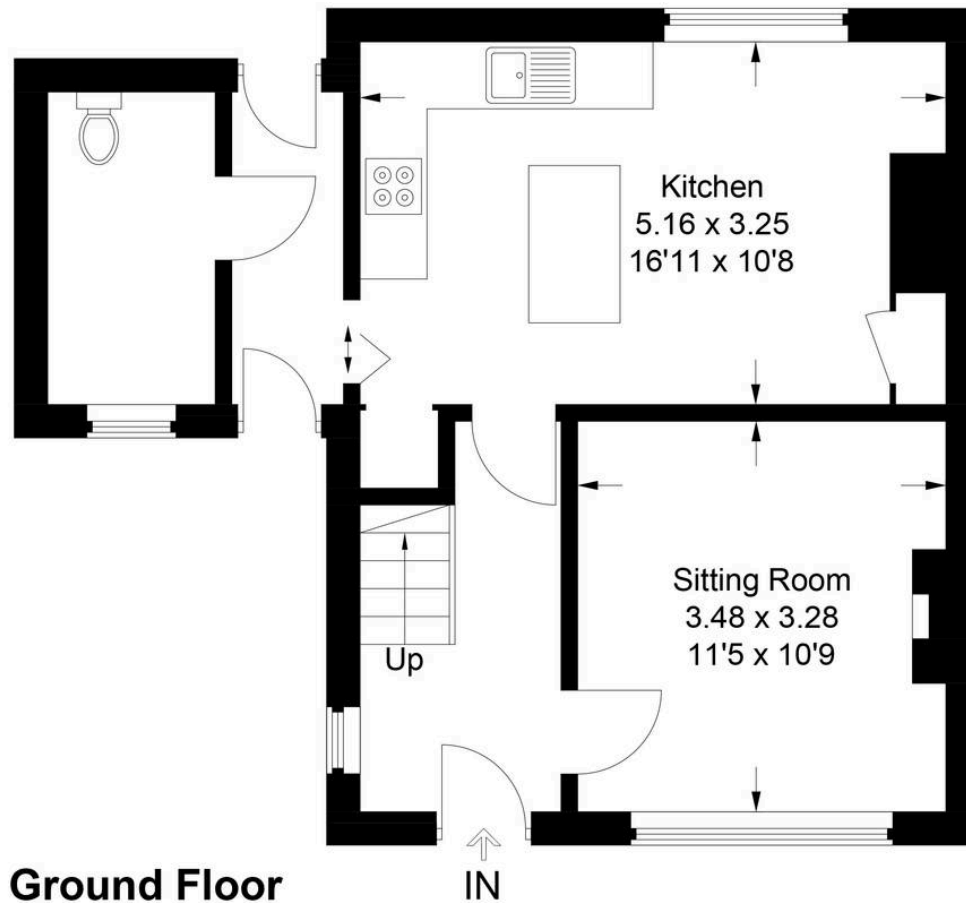
## Outside

To the front, the shingled driveway provides off street parking whilst to the rear, the garden is an exceptional size enjoying a Westerly aspect complete with a beautifully kept lawn with bright and colourful fully stocked borders. The shingled terrace is a lovely area to entertain with friends and family and enjoy al-fresco dining.

**Council Tax band: C; Tenure: Freehold; EPC Rating: E**







### 44 Giffard Way

Approximate Gross Internal Area  
Ground Floor = 44.4 sq m / 478 sq ft  
First Floor = 36.2 sq m / 390 sq ft  
Total = 80.6 sq m / 868 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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## Tim Russ and Company

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