

2 BURNS CLOSE

LONG CRENDON, BUCKINGHAMSHIRE. HP18 9BX



HAMNETT
HAYWARD

2 BURNS CLOSE

3 CHILTON ROAD, LONG CRENDON,
BUCKINGHAMSHIRE. HP18 9BX

A two bedroom semi-detached bungalow, enjoying a wonderful location tucked away within a 'no-through' lane.

Originally constructed within the 1960's this two bedroom semi-detached bungalow is in need of complete modernisation, whilst offering scope to further improve and extend. The bungalow is located within a quiet 'no-through' single track road and within generous mature gardens offering an excellent degree of privacy. Just a short walk from the picturesque High Street of this quintessential village, the property is conveniently positioned within walking distance of the many amenities on offer, as well as delightful rural walks. Long Crendon is the most vibrant Buckinghamshire village, located close to the Chiltern Hills whilst within a short drive of Haddenham & Thame Parkway offering a comprehensive service into London Marylebone (under 40 minutes).

The property is accessed into a central entrance hall with further access to all accommodation. To the front of the property is a kitchen with a range of cupboard and drawer units with a built in electric oven and gas hob. There is further space for an under counter fridge and plumbing for a washing machine. The sitting room is located at the rear of the bungalow overlooking the rear garden, with modern UPVC glazed doors opening directly to the garden.

The main bedroom is located to the front and has built in wardrobes, the second bedroom/study is located at the rear and served by a bathroom.

A particular feature of this property is the generous plot offering a mature garden to the rear. The garden extends to approximately 50' and laid predominantly to lawn with a range of mature shrubs. To the front of the property is an additional apron of off street parking, the remainder is laid to lawn with mature shrubs. To the side of the property is a further driveway offering off street parking for 2-3 vehicles, to the front of a detached garage.

Please note, this property is in need of extensive updating but has a modern gas fired boiler and more recently re-fitted double glazed windows. However, an opportunity to make this your own.

“A TWO BEDROOM SEMI-DETACHED BUNGALOW IN NEED OF COMPLETE MODERNISATION, ENJOYING A GENEROUS GARDEN AND A LOVELY POSITION WITHIN LONG CRENDON VILLAGE ”



AT A GLANCE

- A two bedroom semi-detached bungalow located close to the picturesque High Street
- Ample off street parking and detached garage
- In need of extensive updating
- Outstanding 'South-East' facing gardens offering an excellent degree of privacy
- Highly sought after village offering excellent connections to London Marylebone (under 40 mins)



SUMMARY

- Entrance hall
- 14' sitting room with fireplace
- Kitchen
- Two bedrooms
- Bathroom
- Ample off street parking
- Generous 'South-East' facing garden
- Detached garage
- In need of complete modernisation
- Picturesque village location close to the Picturesque High Street
- Vacant possession with no onward chain
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Gas fired central heating
- Scope to further extend



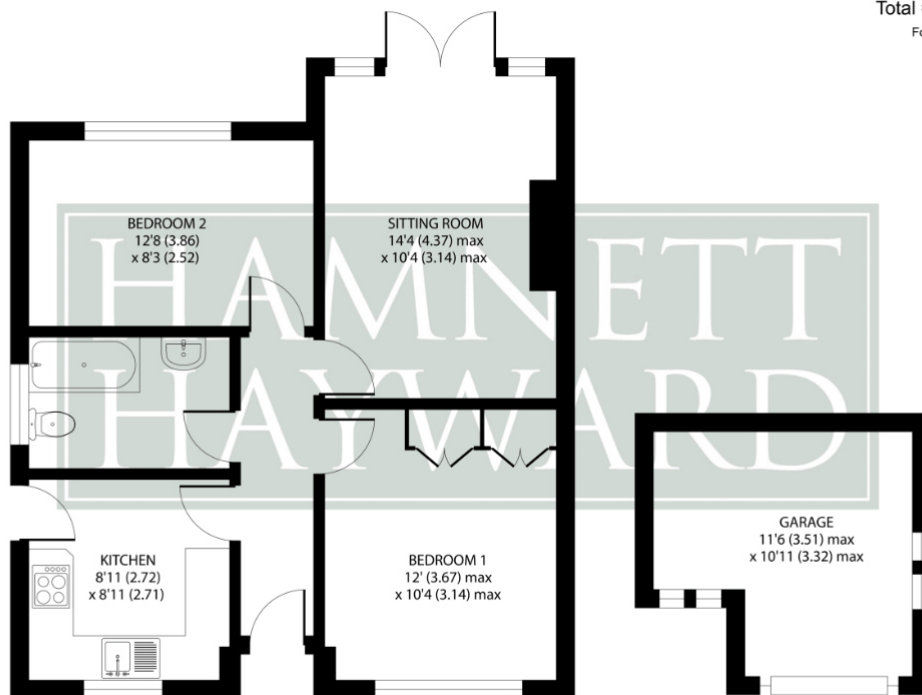
Burns Close, Long Crendon, Aylesbury, HP18

Approximate Area = 583 sq ft / 54.1 sq m

Garage = 110 sq ft / 10.2 sq m

Total = 693 sq ft / 64.3 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1328402

LOCATION

LONG CRENDON boasts an unrivalled array of beautiful character properties spanning many centuries. Its long meandering high street is bound at one end by an impressive 14th Century grey limestone Church and set amongst a picturesque mixture of colour washed houses and cottages, mostly of the 17th Century. The remainder of Long Crendon consists of a pleasant mix of both period and contemporary property and enjoys a good range of facilities including post office, butchers, general stores, a coffee shop, numerous sporting clubs including tennis and cricket, churches catering for all denominations and the well regarded Churchill Arms public house with it's delightful Thai restaurant. For schooling, the village has an excellent primary school, feeding into both the reputable Lord Williams comprehensive school in Thame and the Aylesbury Grammar Schools. A number of good private schools are also situated close by.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating

Energy Rating: Currently D - 67, potentially D - 76

Local Authority: Buckinghamshire Council, Aylesbury area

Postcode: HP18 9BX

Council Tax Band: D

Tenure: Freehold

GUIDE PRICE **£375,000**



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