



Hilltop
Long Crendon

White Lion
Residential



Hilltop

Long Crendon HP18 9AT



- Three-Bedroom Staggered Mid-Terrace Home
- Garage & Off Road Parking
- Dual Aspect Sitting Room
- Downstairs WC
- Private Front Courtyard Garden
- Pretty Rear Garden With Lawn
- Freehold / Council Tax Band C / EPC Rating D(66)
- No Through Road Near Village Centre

About the property

This charming three-bedroom staggered mid-terrace home is situated on a popular no-through road, close to the heart of this vibrant village. Offering a welcoming atmosphere, the property has private, enclosed gardens to both the front and rear, providing a peaceful and secluded feeling. As you enter, you'll be greeted by a spacious and practical entrance hall with ample room for coats, shoes, and more. A large storage cupboard and convenient downstairs cloakroom are also accessible from the hall. The well-proportioned kitchen offers plenty of space for a dining table, while the bright and airy sitting room features windows overlooking the front garden and patio doors that open onto the rear garden. Upstairs, the home offers three bedrooms, including two doubles and a comfortable single, all served by a family bathroom located off the landing, where there is another large storage cupboard. The property also benefits from off-road parking and a garage at the front, making this an ideal home in this desirable village.



About the area

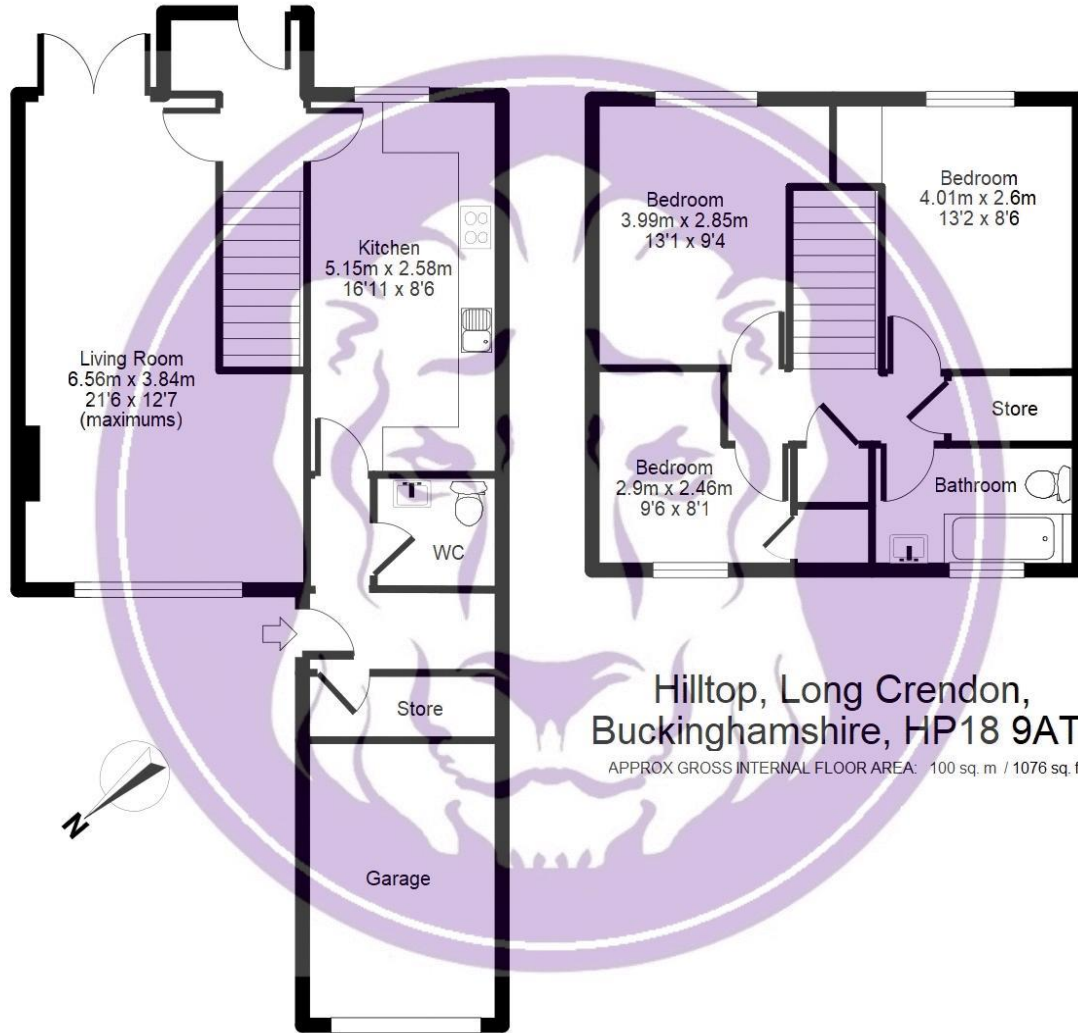
Long Crendon is an historic village considered by many to be one of the most desirable residential villages in the area. It provides a good range of facilities including post office, general store, farm shop, a well regarded local primary school, churches and a number of public houses and restaurants. The market town of Thame is nearby and provides a good range of amenities including a Sports Centre, shops, supermarkets, restaurants and schools. In addition to Lord Williams Schools in Thame, the village is also in the catchment for Henry Floyd Grammar School in Aylesbury. For the commuter, the M40 (junction 6) is approx. 6 miles and a railway service into London Marylebone via the Chiltern line is located in nearby Haddenham.



"A charming three-bedroom home with private gardens, tucked away on a peaceful village road."



Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: White Lion Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: White Lion Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. W810



Hilltop, Long Crendon,
Buckinghamshire, HP18 9AT.

APPROX GROSS INTERNAL FLOOR AREA: 100 sq. m / 1076 sq. ft

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		66	81
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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