



Folly Lane

North Crawley, Buckinghamshire, MK16 9LW

FINE & COUNTRY

4 Folly Lane

Buckinghamshire MK16 9LW

PRE LAUNCH NOTIFICATION

A substantial detached property quietly located in a residential cul de sac of only three properties. Offering 4/5 bedrooms with well proportioned reception areas, this individual home is in need of some modernisation but offers an excellent opportunity for the discerning purchaser to acquire a unique and desirable property.

There are gardens to the front and rear both well protected by shrubs and trees. The rear garden especially is extremely private, shrouded in greenery and fenced to all sides.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



I Silver End, Olney,
Bucks MK46 4AL
01234 975999 olney@fineandcountry.com
www.fineandcountry.co.uk