

Long Crendon

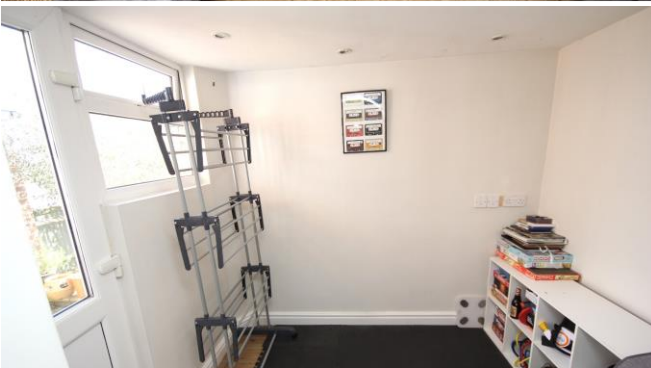
26 Hilltop | Long Crendon | Bucks | HP18 9AT



Offers over £365,000

ACCOMMODATION

A spacious 2 bedroom terraced house
Reception hallway with cloakroom
Well appointed kitchen with ample storage
Range of fitted units and breakfast bar
Sitting room with doors to garden
Dining area/family space & door to garden
Two good sized double bedrooms
First floor shower room
Enclosed courtyard garden
Single garage & driveway parking to front



This surprisingly spacious two double bedroom home is tucked away in a cul de sac location and a few minutes walk of Long Crendon's picturesque High Street and local amenities as well as delightful walks direct from the doorstep. The property has potential to extend into the garage to create a further reception room/office if needed. There is driveway parking to the front and gravelled front garden area. Within the reception hallway there is a useful downstairs cloakroom and door opening into a generous



kitchen with range of base and wall units, breakfast bar and three spacious storage pantry cupboards. The sitting room has an open fireplace with patio doors to the garden and stairs rising to the first floor. There is a further room to the rear which is ideal for a dining area or snug/office. On the first floor the two bedrooms are both good sized double rooms with the smaller room benefiting from a built in wardrobe. There is a shower room with white suite as well as access to the loft space. Externally the courtyard garden is set on two levels and has ample space for table chairs and space for entertaining and al fresco dining in the summer months. It has useful gated access to the rear and is situated on an elevated position.

KEY FEATURES

- A spacious two bedroom home with potential to extend into the garage
- Situated in a quiet cul de sac location and close to nearby park
- A short walk to the picturesque High Street and local amenities
- Walking distance to the popular Primary School and Nursery
- A few minutes' drive to Thame as well as Thame & Haddenham Station
- Ideal starter home offered For Sale with NO ONWARD CHAIN
- Please call Colombs on 01844 214421 to arrange a suitable time to view



Long Crendon

Long Crendon is an attractive village located 2 miles north of Thame and is surrounded by open countryside with a vast range of footpaths & bridleways. The village has an excellent community feel and has a good range of shops and amenities within the village as well as local restaurants and public houses. There is a very popular Primary School which feeds into both Lord Williams in Thame and the Aylesbury Vale Grammar schools as well as excellent commuting to London via the railway station at Thame & Haddenham Parkway and by car from the M40 access

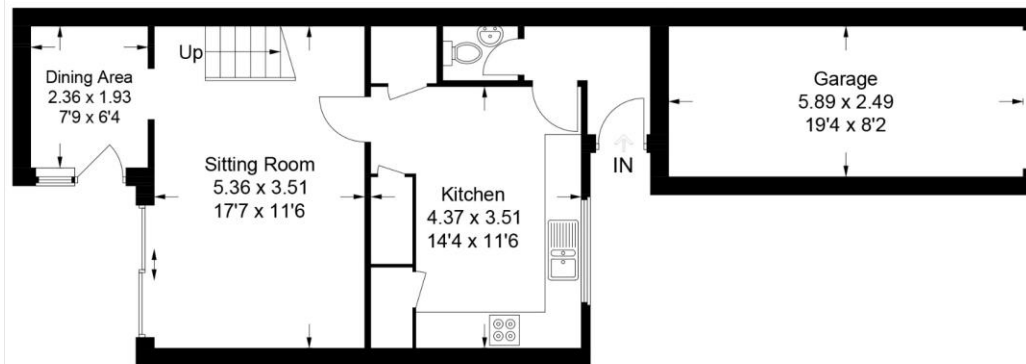
Local Authority – Buckinghamshire Council

Council Tax - C

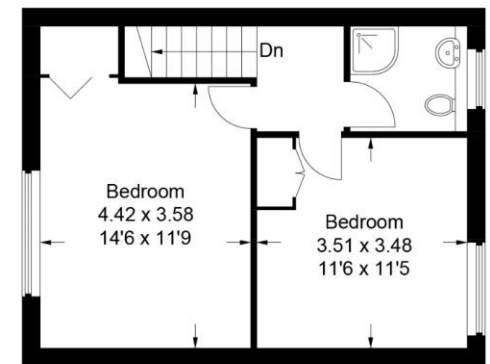
EPC - C

26 Hilltop

Approximate Gross Internal Area
Ground Floor = 45.4 sq m / 489 sq ft
First Floor = 38.0 sq m / 409 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 98.1 sq m / 1,056 sq ft



Ground Floor



First Floor

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.