



Coltman Avenue, Long Crendon - HP18 9DP

Guide Price £559,950

 **TIM RUSS**
& Company



Coltman Avenue

Long Crendon, Buckinghamshire

- Fully refurbished and extended to an exceptional standard
- Beautifully presented three-bedroom semi-detached family home
- Impressive kitchen/dining room with contemporary blue cabinetry and breakfast bar
- Three generous double bedrooms, including a principal bedroom with en-suite
- Separate sitting room, utility room and downstairs cloakroom
- Superb south-facing rear garden with patio terrace and colourful borders
- Generous gravelled driveway providing ample off-road parking
- Sought-after village location on a leafy road, close to local amenities

Additional Information

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



Coltman Avenue

Long Crendon, Buckinghamshire

A beautifully presented three-bedroom semi-detached family home, comprehensively refurbished and extended to an exceptional standard, occupying a generous plot with a superb south-facing rear garden. Situated along a leafy road in this highly regarded village, the property offers stylish, contemporary living with excellent versatility and further extension potential.

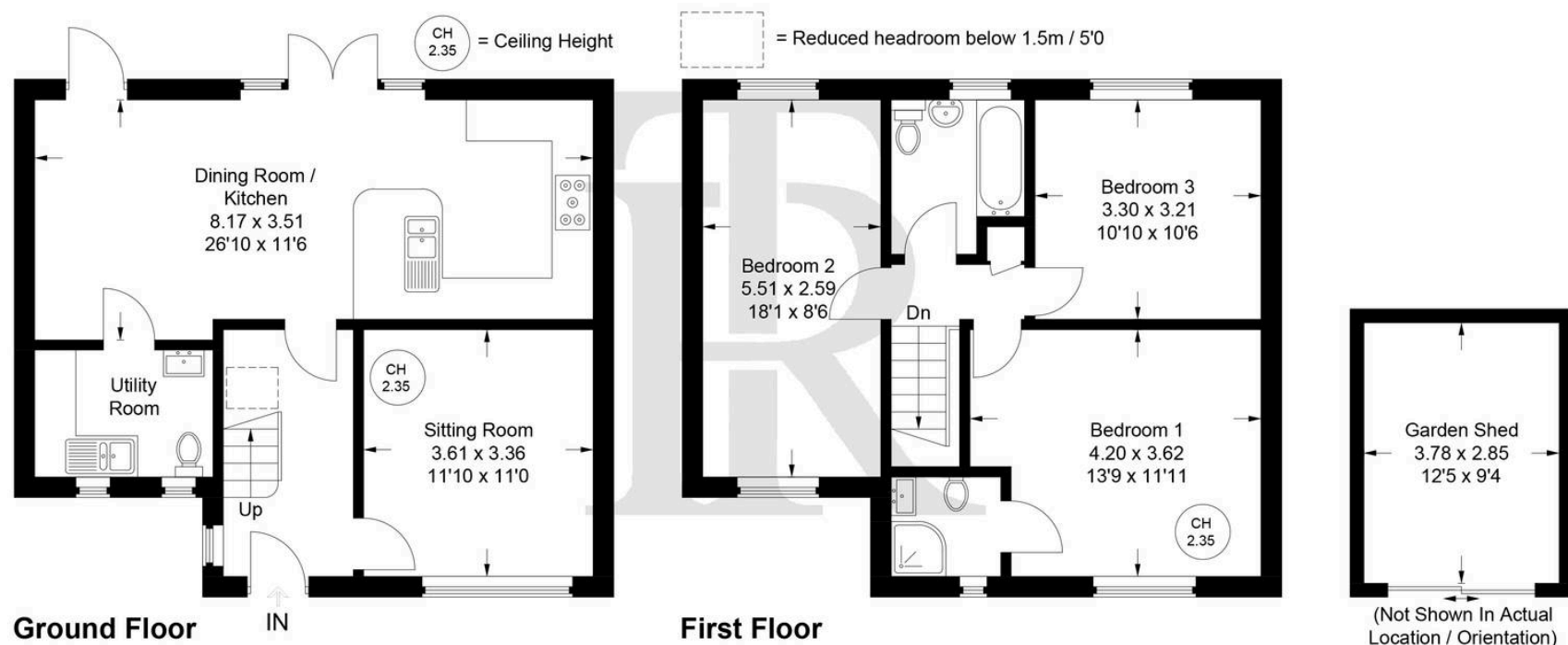
The ground floor features a welcoming entrance hall, separate sitting room and an impressive kitchen/dining room with contemporary blue cabinetry, sleek worktops and a central breakfast bar. Generous space for dining and seating is complemented by glazed doors opening directly onto the garden. A useful utility room and downstairs cloakroom complete the ground floor.

Upstairs, there are three double bedrooms, a re-fitted family bathroom and an en-suite shower room to the principal bedroom. One of the bedrooms could potentially be divided to create a fourth bedroom, subject to requirements.

Outside, a gravelled driveway provides ample off-road parking, while the attractive rear garden enjoys a southerly aspect, established planting, well-stocked flowerbeds and a recently re-laid patio, ideal for outdoor dining and entertaining. Two useful storage sheds are also provided.

An exceptional, move-in-ready family home combining contemporary style, generous accommodation and future potential in a sought-after village setting.





32 Coltman Avenue, HP18 9DP

Approximate Gross Internal Area
 Ground Floor = 53.3 sq m / 574 sq ft
 First Floor = 52.6 sq m / 566 sq ft
 Garden Shed = 10.7 sq m / 116 sq ft
 Total = 116.6 sq m / 1256 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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