



Laburnum Cottage, Crendon Road, Shabbington - HP18 9HE

Guide Price £475,000

 **TIM RUSS**
& Company



Laburnum Cottage, Crendon Road

Shabbington, BUCKINGHAMSHIRE

- A STUNNING DETACHED VICTORIAN COTTAGE WHICH IS PRESENTED IN BEAUTIFUL ORDER THROUGH OUT
- SITTING ROOM WITH WOOD BURNING STOVE PERFECT FOR THE CHILLY EVENINGS
- FAMILY ROOM WITH DOUBLE DOORS OPENING ONTO THE GARDEN
- WELL APPOINTED KITCHEN DINING SPACE WITH ACCESS AGAIN ONTO THE GARDEN
- STORE/UTILITY WITH W.C.
- THREE DOUBLE BEDROOMS TWO OF WHICH HAVE BUILT-IN WARDROBES
- ACCESS TO LOFT VIA PRINCIPAL BEDROOM
- BEAUTIFULLY APPOINTED BATHROOM
- L SHAPED GARDEN, PERFECT FOR ENTERTAINING



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This enchanting detached Victorian cottage radiates timeless character paired with modern comfort. Beautifully maintained, the property seamlessly blends classic elegance with contemporary lifestyle appeal. Upon entering, you are welcomed into a cosy sitting room featuring a comforting wood-burning stove — an ideal haven on cooler evenings. The inviting family room, with double doors opening onto the garden, offers the perfect backdrop for shared moments and relaxed gatherings. The well-designed kitchen-dining area, also with garden access, sets the stage for culinary creativity and sociable mealtimes. Upstairs, three double bedrooms provide generous accommodation, with two benefitting from built-in wardrobes for convenient storage. The principal bedroom includes access to the loft, presenting further opportunities for personalisation. A tastefully finished bathroom creates a serene retreat for unwinding. Outside, the L-shaped garden unfolds into a charming outdoor haven, — perfect for alfresco dining and leisurely enjoyment. This exceptional home invites you to experience an effortless blend of period charm and modern living, offering a rare opportunity for discerning buyers.

Council Tax band: C

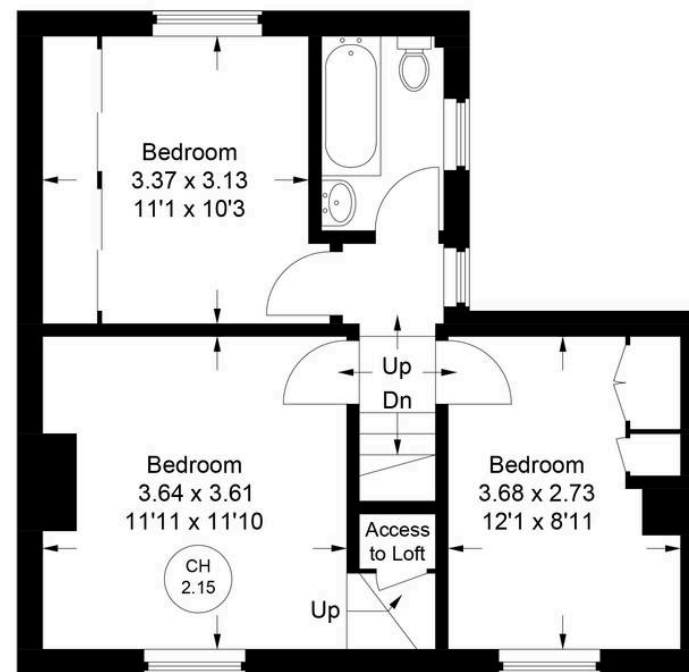
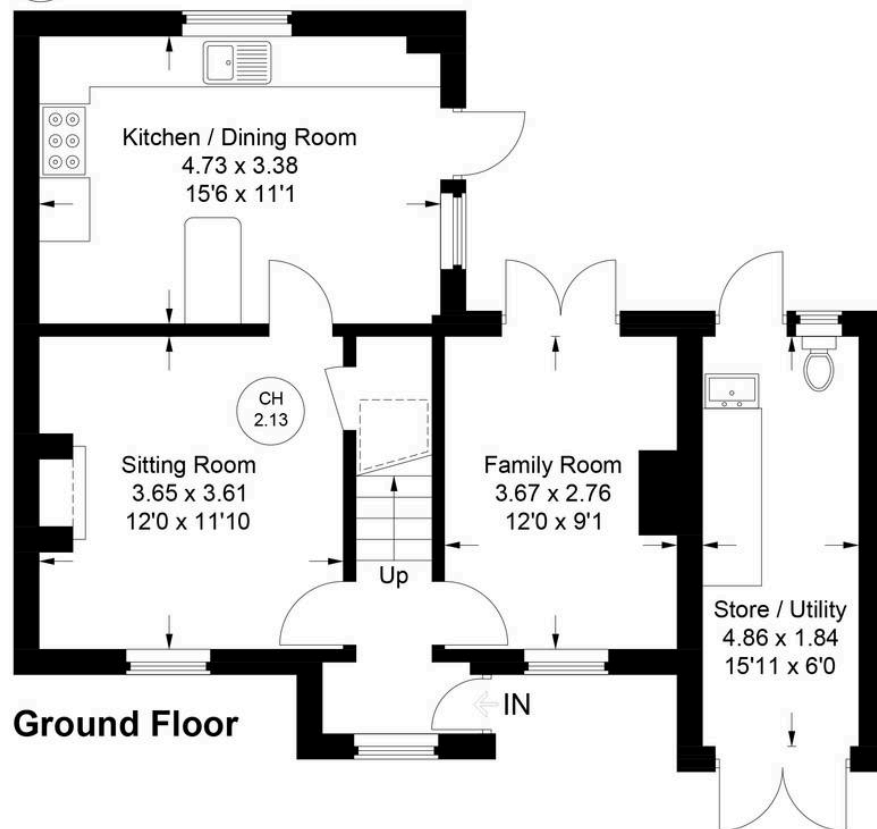
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



CH 2.13 = Ceiling Height [Dashed Box] = Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

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Approximate Gross Internal Area
 Ground Floor = 47.0 sq m / 506 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Store / Utility = 9.3 sq m / 100 sq ft
 Total = 101.1 sq m / 1088 sq ft

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

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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By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



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