Longwick

Magnolia House | 39 Wayfarers End| Longwick | Bucks |HP27 9FT







Colombs

Price £3,000 p.c.m.

ACCOMMODATION

Reception hallway with stairs to first floor
Spacious open plan kitchen / dining room
Sitting room with doors to the garden
Separate dining room / family room
Utility and downstairs cloakroom
Main bedroom with en suite shower room
Three further well appointed bedrooms
Modern & contemporary family bathroom
Double garage with useful studio above
Enclosed garden and driveway parking









A spacious 4 bedroom detached family home situated in a small development of houses and built in 2019 by Croudace with the popular village of Longwick. The village has a popular local shop and as well as a primary school and active village hall. The property offers well appointed accommodation with an open plan kitchen/dining room, cloakroom and separate utility room. The sitting room has doors opening onto the

rear garden. There is also a separate dining/family room whilst on the first floor the main bedroom has a range of wardrobes and en suite shower room. There are three further good sized bedrooms and a modern family bathroom. Externally the garden is easy to maintain and is fully enclosed, the double garage has a cloakroom on ground floor with a staircase leading to a useful studio / office with a sink unit and storage cupboard. There is driveway parking to the front of the garage for two cars.



KEY FEATURES

- Spacious 4 bedroom detached family home within the village of Longwick
- Open plan kitchen/dining room with two further reception rooms
- Useful studio over the double garage
- Close to Princes Risborough with full range of local amenities and station
- Situated in a small development of family homes built in 2019
- Available from beginning March 2027
- Please call Colombs on 01844 214421 to arrange a suitable time to view





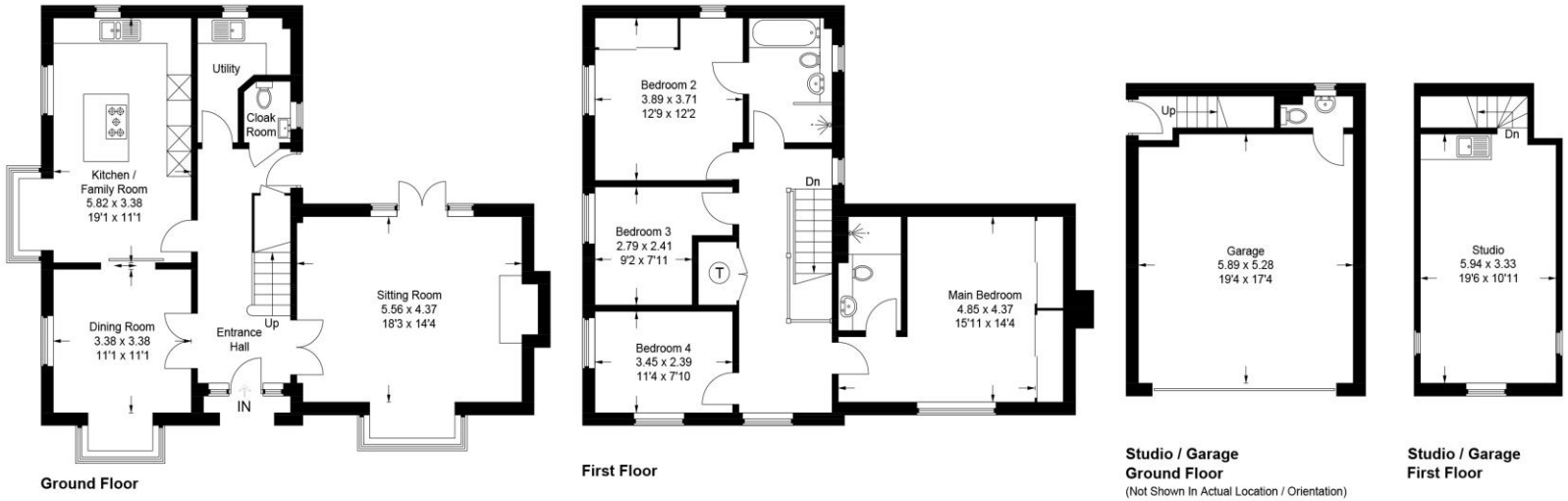


LONGWICK

Longwick is a small village just a short distance from Princes Risborough and the Chilterns. The village has a popular village store and local primary school as well as an active village hall. Princes Risborough is 1.5 miles away and has a bustling High Street with many independent shops and coffee shops as well as a Tesco and M&S food hall. It is an excellent commuting area with the Chiltern Mainline Railway to London Marylebone (35 minutes)
as well as the midlands. The M40 is easily accessible at Junction 4 offering links to London and Birmingham. There isa High School in Princes Risborough and Grammar Schools in Aylesbury which is just 8 miles away. There are excellent walks and cycle rides to suit all needs.

39 Wayfarers End

Approximate Gross Internal Area
Ground Floor = 83.5 sq m / 899 sq ft
First Floor = 79.8 sq m / 859 sq ft
Studio / Garage Ground Floor = 36.2 sq m / 390 sq ft
Studio / Garage First Floor = 22.0 sq m / 237 sq ft
Total = 221.5 sq m / 2,385 sq ft



Local Authority – Wycombe Council

Council Tax - E

EPC - B

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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Colombs

1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN
01844 214421
thame@colombs.co.uk

www.colombs.co.uk

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