

# Orchard End

Jesses Lane | Long Crendon | Bucks | HP18 9AG



Price £595,000

## ACCOMMODATION

Reception hallway & coats cupboard  
Study / Bedroom 3  
Kitchen with pantry and range of units  
Dining room with front aspect  
Sitting room with patio doors to garden  
Main bedroom and further double room  
Well appointed shower room with toilet  
Second cloakroom  
Delightful and secluded rear gardens  
Double garage and good sized workshop  
Gated driveway & parking for several cars



An immaculately presented two / three bedroom detached bungalow situated in a quiet cul de sac within a short walk of the picturesque Long Crendon High Street. Orchard End offers spacious accommodation throughout. The well appointed kitchen leads to the garden. It features a large pantry store and a good range of base & wall units. There is a Neff induction hob and Whirlpool built-in oven, an integrated washing machine, free standing slim-line dishwasher and fridge / freezer. There is a study/bedroom 3.



The dining area has a front aspect and also opens through to the light and airy sitting room, where patio doors open onto the terrace. There are two double bedrooms and a spacious shower room with toilet and a separate cloakroom room. The gardens are well maintained and secluded, with mature borders, sun terraces and raised beds. There is a wildlife area and ornamental pond. The gardens wrap around the property, with gated access to the double garage and purpose-built insulated workshop. There is ample driveway parking. The property is offered For Sale with NO ONWARD CHAIN, and its proximity to amenities means it is ideal for anyone wanting to live in this popular village.

## KEY FEATURES

- Ideally situated in a quiet location, a short walk from the pretty High Street
- Secluded and mature gardens which wrap around the property
- Close to local shops, village hall, public houses, library, sports & social club
- A short drive to the bustling market town of Thame
- Long Crendon and Thame are also connected by a regular bus service
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- Please call Colombs on 01844 214421 to arrange a suitable time to view

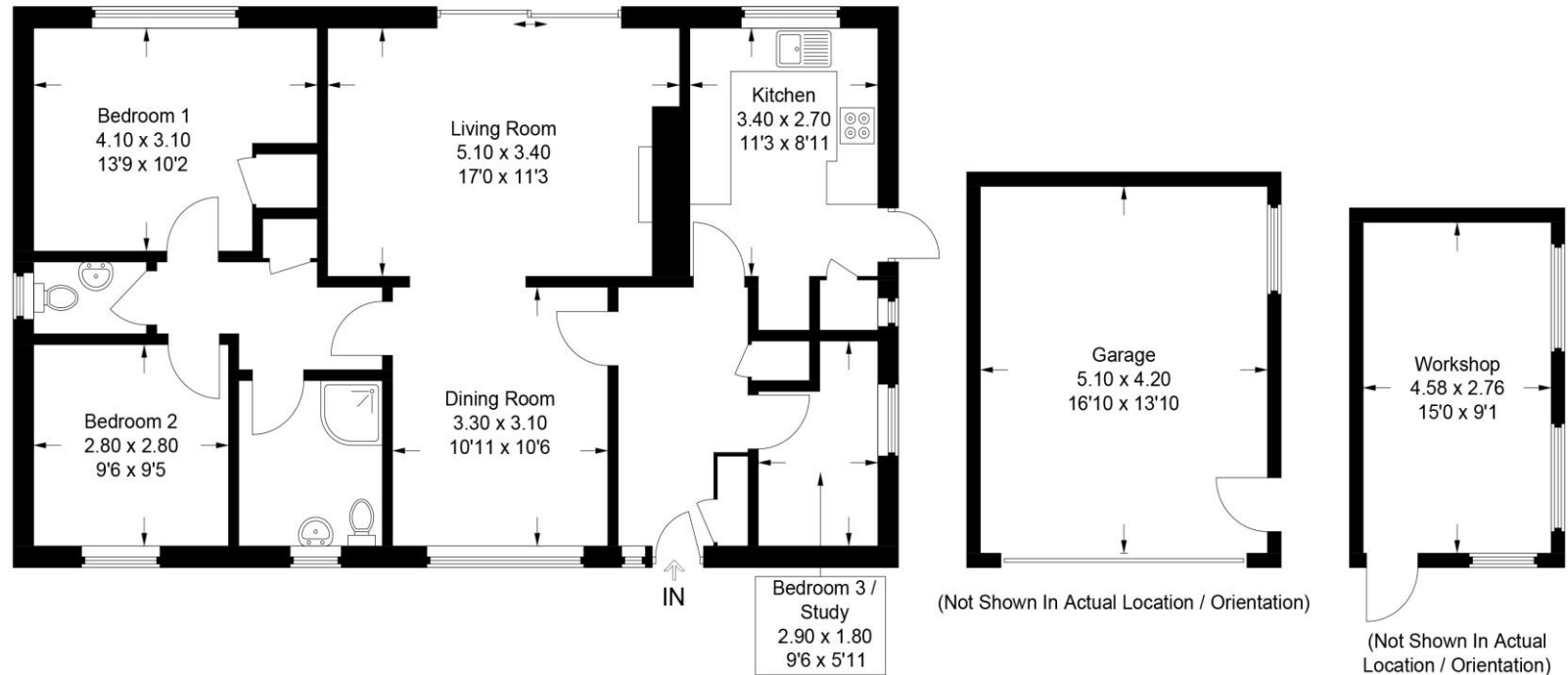


## Long Crendon

Long Crendon is an attractive village located 2 miles north of Thame. It is surrounded by open countryside with a vast range of footpaths. The village has an excellent community feel and has a good range of shops and amenities, as well as local restaurants, takeaways and public houses.

There is a very popular Primary school which feeds into both Lord Williams's in Thame and the Aylesbury Vale Grammar schools. There are excellent transport links to London & Birmingham via Haddenham & Thame Parkway station. The M40 motorway is within easy access.

Approximate Gross Internal Area = 89.7 sq m / 966 sq ft  
Outbuildings = 34.1 sq m / 367 sq ft  
Total = 123.8 sq m / 1,333 sq ft



Local Authority – Buckinghamshire Council

Council Tax - D

EPC - C

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.