



Autumn Drive Longwick Buckinghamshire HP27 9ER

Offers in Excess of - £450,000

A fantastic opportunity to acquire this three bedroom semi-detached family home set on a larger than average plot within the popular development which is Wickfields. The property is located within the sought after village of Longwick with excellent schools, amenities, supermarkets and transport links close by in Princes Risborough and Thame.

The property accommodation comprises of the following, entrance hallway with storage cupboard and downstairs toilet, living room and a good sized open plan kitchen / diner with waist height and eye level cupboards, built in appliances including a fridge / freezer, dishwasher, washing machine and oven with gas hob.

Upstairs you will find a landing linking to the good sized master bedroom with modern ensuite shower room, second double bedroom, further single bedroom and a modern family bathroom with bath and over head shower.

To the rear, French doors from the kitchen / diner lead you out to a good sized garden with patio area and wooden pergola, perfect for alfresco dining during the summer months. There is rear access leading through to the garage which has been converted into a gym. There is also a second driveway with parking for two cars. The gym can be converted back into a garage if required with ease.

To the front, a large brick laid driveway with parking for multiple cars as well as visitor parking spaces if required.

Other notable features include, mains gas central heating system, double glazed windows throughout and loft storage space.






Longwick Village

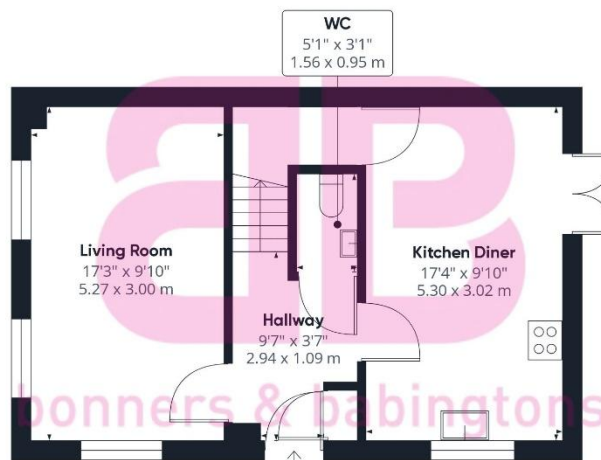
Longwick is a small village, positioned close to open countryside and the Chiltern Hills. There is a range of modern and period housing along with a general store/post office, a garage, public house and a well respected primary school. Approximately one mile away is Princes Risborough offering more comprehensive shopping and leisure facilities. There are excellent primary and secondary schools nearby in both the state and private sectors including grammar schools in Aylesbury and High Wycombe. The M40 motorway is within easy reach (via either J4 or J6) providing links to London, Oxford and The Midlands. Chiltern Railways fast train services run from Princes Risborough very regularly and reaches London Marylebone in approximately 35 minutes.



Council Tax Band - D

EPC Rating - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1071.22 ft²
99.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

78 High Street, Princes Risborough,
Buckinghamshire, HP27 0AX

01844 343661

www.bb-estateagents.co.uk

