



Autumn Drive
Longwick
Buckinghamshire
HP27 9EZ

Guide Price - £450,000

A modern & stylish three bedroom semi-detached family home finished to a high specification, benefiting from open plan living and a contemporary interior throughout. The property is located within the highly regarded village of Longwick with excellent amenities, schools and transport links located in the town of Princes Risborough which is only a 5 minute drive away.

The property accommodation comprises of the following, entrance hallway with downstairs toilet flowing through to the modern, open plan kitchen / living area with storage cupboard and French doors opening to the rear garden. The kitchen is modern and benefits from waist height and eye level cupboards as well as fitted appliances including a fridge / freezer, dishwasher & washing machine.

Upstairs you will find a landing linking to a 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 living area lead you out to a good sized, sunny, rear garden with patio area, perfect for alfresco dining during the summer months. There is also a purpose built, timber framed gym with power, which is an excellent space for anyone looking to keep fit from home. (Gym equipment NOT included) Alternatively this could also be used as an office. There is also rear access leading through to the car port and allocated parking with EV charging point.

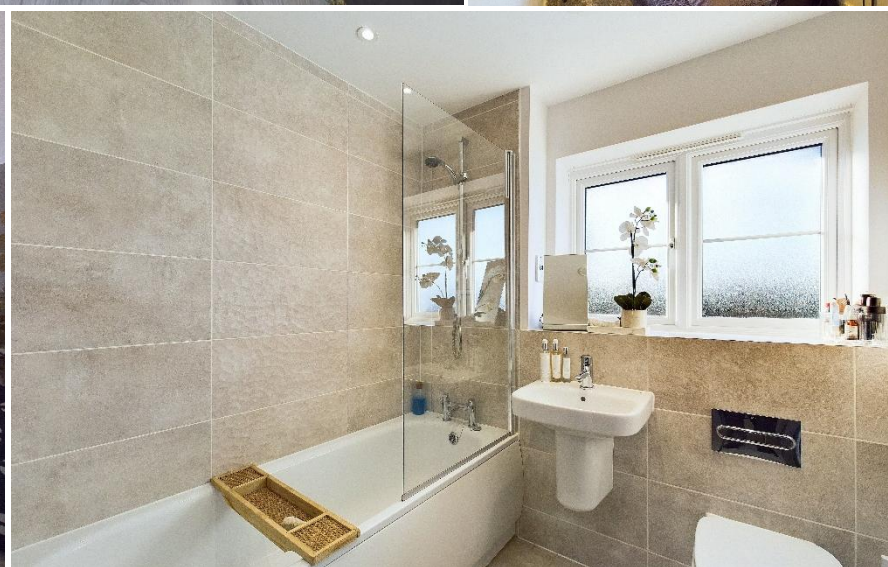
To the front, there is a small front garden with path leading to the front door and ample visitor spaces if required.

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



Longwick

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 – E

EPC RATING - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		96
	B	84	
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC



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

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