



bonners & babingtons

Autumn Drive
Longwick

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Longwick
Princes Risborough
Buckinghamshire
HP27 9ER

Guide Price - £350,000

A modern & stylish two bedroom terrace 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.

Upstairs you will find a landing linking to a master bedroom, second double 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 sunny, rear garden with patio area, perfect for alfresco dining during the summer months. Two designated parking spaces can be found to the front.

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



Longwick Village

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.

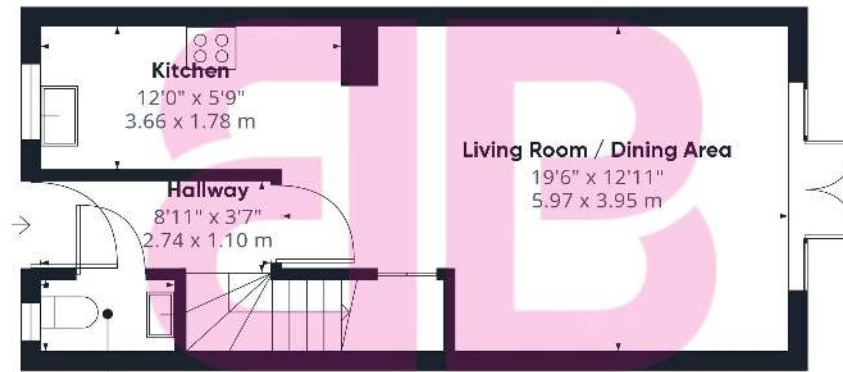


EPC Rating - B

Council Tax Band - D

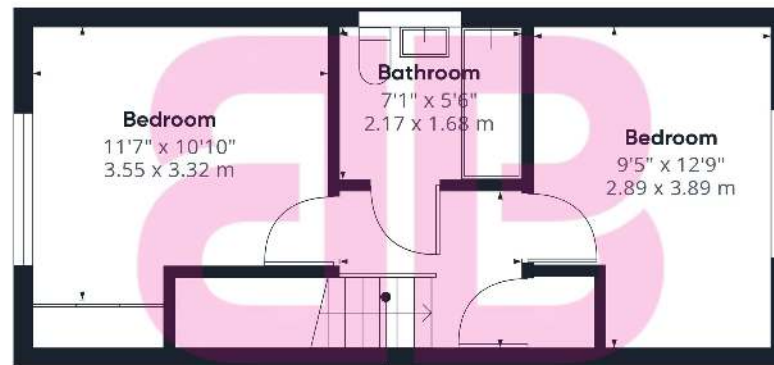
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	65	68
18-91	B		
10-40	C		
15-44	D		
12-44	E		
11-16	F		
1-10	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A	48	49
18-45	B		
10-44	C		
12-44	D		
12-44	E		
12-44	F		
11-16	G		
Not environmentally friendly - higher CO ₂ emissions			



WC
5'3" x 2'11"
1.60 x 0.90 m

Ground Floor



Landing
7'1" x 6'3"
2.18 x 1.91 m

Floor 1

Approximate total area⁽¹⁾

689.85 ft²
64.09 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.

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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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