



bonners & babingtons

Chestnut Way
Longwick

Chestnut Way Longwick Buckinghamshire HP27 9SD

Offers Over - £550,000

A beautifully presented four bedroom brick & flint semi-detached home offering spacious and flexible accommodation throughout. The property is located within the highly regarded village of Longwick which is only a short drive to Princes Risborough as well as Thame with excellent transport links, amenities and schools.

The property accommodation comprises of the following, entrance hallway with downstairs cloakroom, good sized living room with French doors to the rear garden, second reception room / bedroom 4 which is highly versatile and could be used as a play room or study. There is also an open plan kitchen / dining area flowing through to the conservatory with Bi-fold doors opening to the rear garden. The kitchen is well appointed with waist height and eye level cupboards, fitted appliances and a fitted oven with gas hob.

Upstairs you will find a master bedroom with fitted wardrobes and ensuite shower room, two further good sized bedrooms, one with fitted wardrobes and a modern family bathroom with bath and overhead shower.

To the rear, Bi-Fold doors from the conservatory lead you out to a good sized, sunny rear garden with patio / BBQ area, perfect for alfresco dining on those warm summer evenings as well as a shed.

To the front, you will find a paved driveway with parking for multiple vehicles and side access leading through to the rear garden.

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





Longwick Village

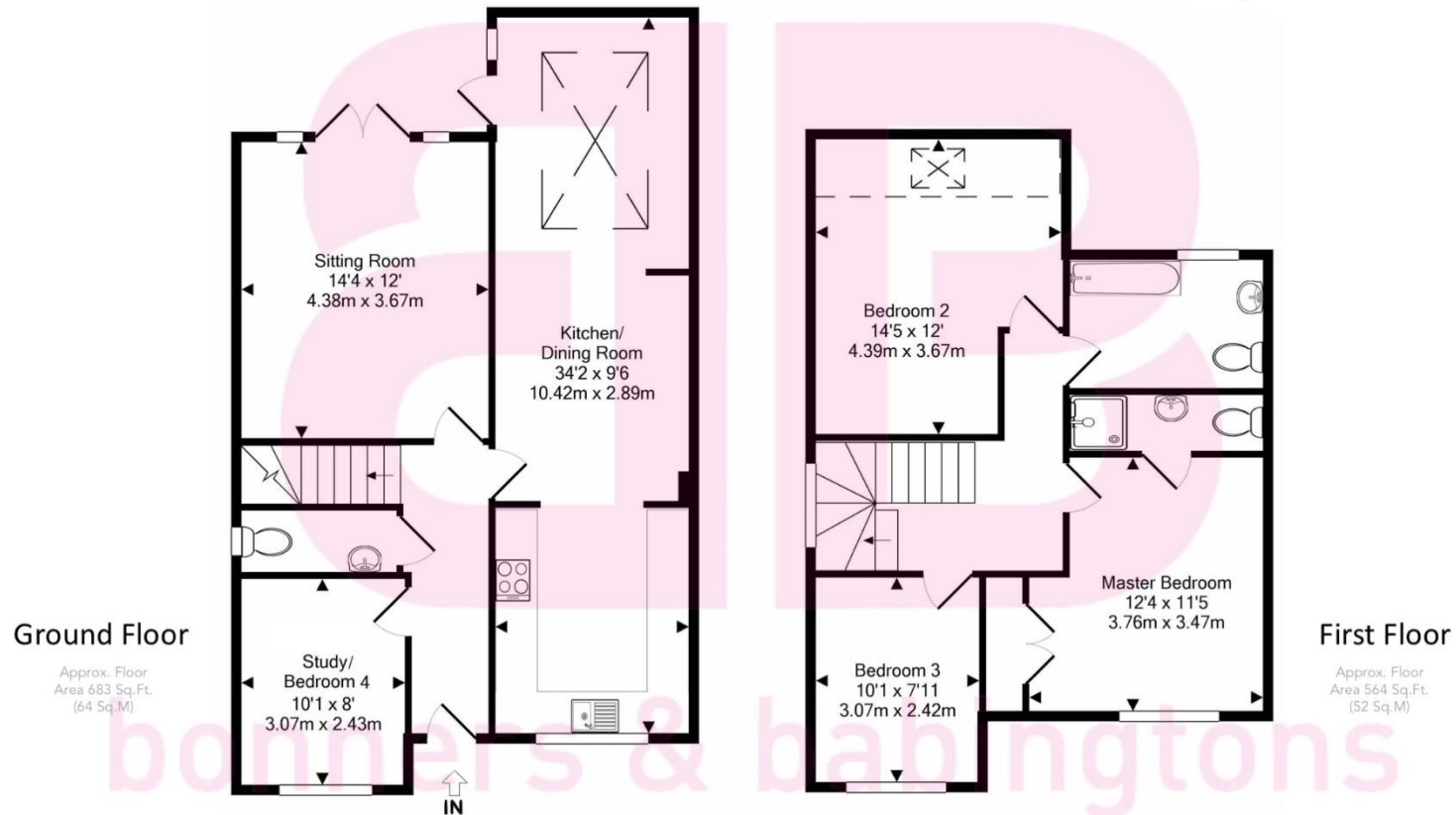
Longwick is a small village, positioned close to open countryside and the Chiltern Hills. There is a range of modern and period housing along with a general store/post office, a garage, public house and a well respected primary school. Approximately one mile away is Princes Risborough offering more comprehensive 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.

EPC RATING - C

Energy Efficiency Rating		Current	Potential
100% energy efficient - lower running costs			
(91-101)	A		89
(81-90)	B		
(69-80)	C	78	
(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	

Chestnut Way, Longwick, Princes Risborough, Buckinghamshire, HP27 9SD

Approx. Gross Internal Area
116 sq m – 1247 sq ft



This floorplan is not to scale. It is for guidance only and accuracy is not guaranteed

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

