



bonners & babingtons

Wickfields
Longwick

Wickfields
Longwick
Princes Risborough
Buckinghamshire
HP27 9FJ

Offers Over - £500,000

A beautifully presented & stylish three bedroom detached family home offering modern open plan living throughout. The property is located within the highly regarded village of Longwick with excellent amenities, transport links and schools close by in Princes Risborough and Thame.

The property accommodation comprises of the following, spacious entrance hallway with downstairs toilet and storage cupboard, light and airy, dual aspect living room and a modern open plan kitchen / diner with French doors opening to the rear garden. The kitchen is modern and well appointed and benefits from waist height and eye level cupboards and fitted appliances which include, fridge freezer, electric oven with gas hob, dishwasher and a washing machine.

Upstairs you will find a master bedroom with modern ensuite shower room, second double bedroom, 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 private, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. Rear access from the garden leads you out to a driveway with parking for one vehicle and a second allocated parking space. There is also access into the garage from the garden which has power and is a great space for storing a car.

To the front, a small frontage and ample on street parking for any friends or family that may visit.

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



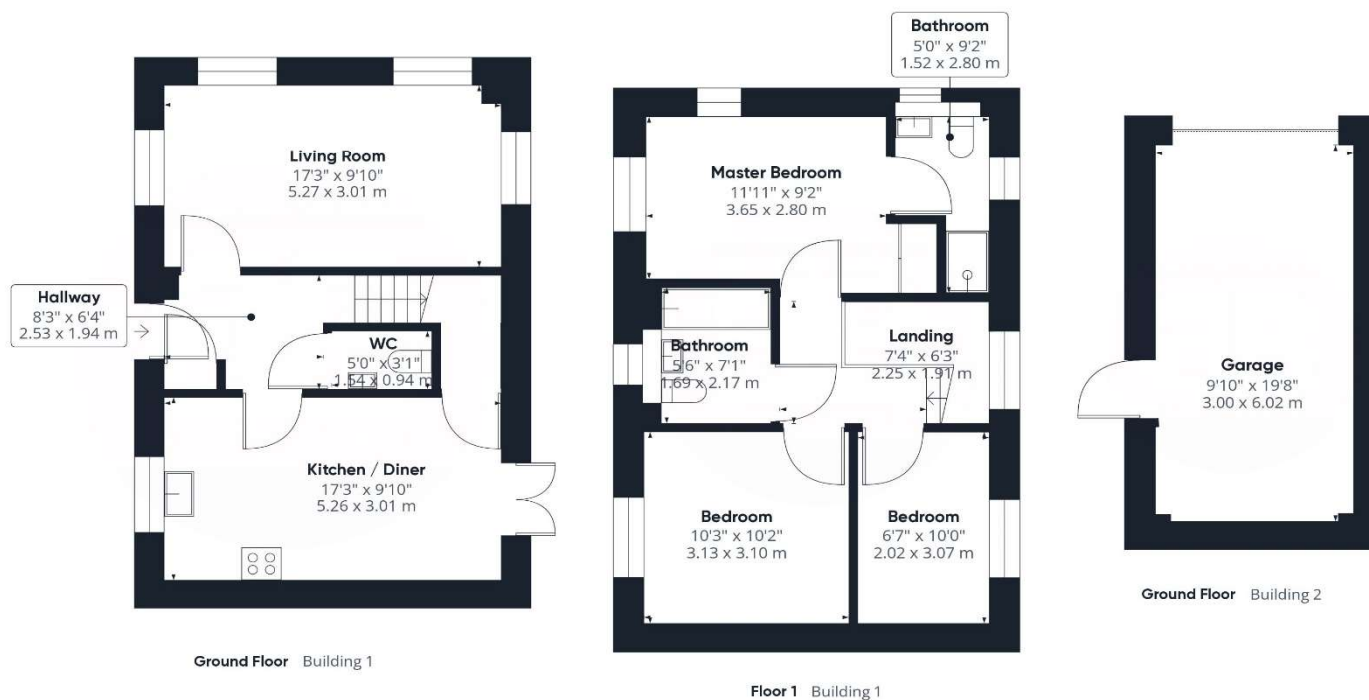


Longwick Village

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.

EPC RATING - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(10-15) A			95
(16-20) B		83	
(21-25) C			
(26-30) D			
(31-35) E			
(36-40) F			
(41-45) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1068.34 ft²
99.25 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.

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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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