

32 GIFFARD WAY

LONG CRENDON, BUCKINGHAMSHIRE HP18 9DN



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Set within a quiet cul-de-sac in the popular village of Long Crendon is this two bedroom semi detached house with potential to extend S.T.P.P and offered with no onward chain!

On entering the property, you find yourself in the entrance hall with direct access to the spacious and bright sitting room that overlooks the front garden. To the rear of the property there is a kitchen/diner with a range of base and eye level units and a large picture window overlooking the pretty rear garden.

The property also benefits from an outhouse that has plumbing for a washing machine/dryer.

Upstairs, there are two double bedrooms, and a recently fitted family bathroom with walk in shower.

Outside there is an large and enclosed rear garden with side access and the front of the property has driveway parking for several cars. Whilst the property needs some updating, it offers the opportunity to create a wonderful home, ideally situated in the highly sought after village of Long Crendon.

“GREAT HOME IN NEED OF SOME UPDATING”



IN BRIEF

- Two double bedroom home in sought after village
- Sitting room overlooking front garden
- Large kitchen/diner
- Quiet cul-de-sac location
- Large front garden



OVERVIEW

- Semi detached home
- Large living room with bay window to the front
- Spacious kitchen/diner
- Outbuildings with plumbing for washer/dryer
- Two double bedrooms
- Family bathroom with shower
- Mature enclosed garden
- Multi car driveway

GUIDE PRICE

£400,000

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas Central Heating to radiators

Energy Rating: TBC

Environmental Impact Rating: TBC

Council Tax Band: = TBC

Floor Plan Pending

LOCATION

Long Crendon is a beautiful Buckinghamshire village located approximately 2.6 miles from Thame and 7 miles from Aylesbury. The village is well positioned for commuting to Oxford, Banbury and Bicester to the North and London High Wycombe and Heathrow to the South with easy access to the M40 (J7 and J8).

Haddenham and Thame Parkway in the village of Haddenham is just 4.5 miles away and provides a mainline link on the Chiltern Railways line to London, Marylebone and Oxford, the fastest train being just 37 minutes into Marylebone.

Long Crendon is in the catchment area for the Buckinghamshire grammar school system and the village primary school in Long Crendon is highly regarded.

Long Crendon is surrounded by beautiful countryside walks and an abundance of bridleways and there is a thriving community for those wishing to participate. Village amenities include a medical centre, library and recreation ground as well as various sporting clubs and organisations. The village also offers two highly regarded gastro pubs.

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