

41 ABBOTT RIDGE

LONG CRENDON, BUCKINGHAMSHIRE HP18 9BH



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Situated within a short walking distance of Long Crendon High Street is this spacious one bedroom, ground-floor flat. It enjoys stunning views over the Buckinghamshire countryside and well kept communal gardens.

Entry to the property is through a secure main entrance with intercom facility. The private entrance to the flat opens onto the hallway which leads to the spacious living room with gas fire providing a focal point as well as a box bay window. The kitchen leads from the living space offering a range of modern base and eye level units and also featuring a useful pantry. The large, bright master bedroom overlooks the pretty garden and the countryside beyond and offers built in storage. The well presented bathroom features a large walk in shower. The property also benefits from substantial storage.

Outside there is a well kept communal garden with allocated areas for each of the residents, allowing the option for vegetable patches or other horticultural projects. The expansive views over the countryside make the most of this idyllic village location.

The property also benefits from gas central heating and double glazing. There is ample off street parking to the front of the property.

This home is offered with NO ONWARD chain and would be an ideal first time buy or investment property.

“SPACIOUS GROUND FLOOR FLAT, IDEAL INVESTMENT OR FIRST TIME BUY”



IN BRIEF

- Highly sought after village location
- Walking distance of all amenities
- Ground Floor
- Large Double bedroom
- Stunning countryside views



OVERVIEW

- Spacious ground floor accommodation
- Large double bedroom
- Well kept communal gardens
- Substantial storage
- Ample off street parking
- Walking distance of all shops & amenities
- Countryside views
- Secure main entrance

GUIDE PRICE £175,000

LEASEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas and electricity, drainage and water

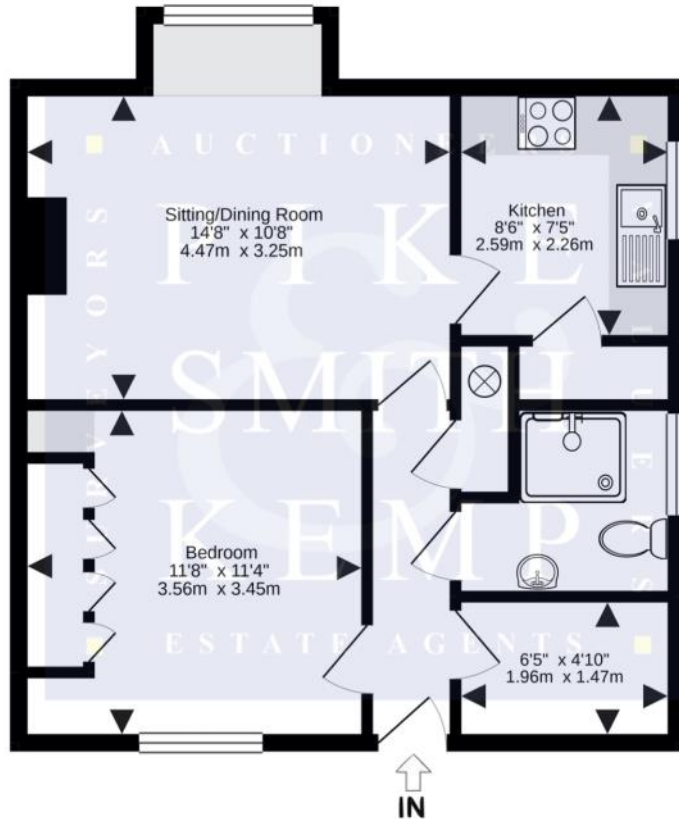
Heating: Gas fired central heating

Energy Rating: Current D (67) Potential C (76)

Local Authority: Aylesbury Vale District Council

Council Tax Band: TBC

Broadband: TBC



The approximate total area for the elements of the property represented on the floorplan is 47 SqM (506 Sq.Ft)

41 Abbot Ridge, Long Crendon, Buckinghamshire, HP18 9BH

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

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.

PIKE SMITH & KEMP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: thame@pikesmithkemp.co.uk

Web: www.pskweb.co.uk

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