




Andrew Murray & Co
Residential Sales and Lettings

7 Walnut Close, Long Crendon - £399,950

7 Walnut Close, Long Crendon, Buckinghamshire, HP18 9DD



7 Walnut Close

Quietly tucked away and positioned around a small private green in the heart of this highly sought after village, this is a three bedroom, mid terrace, modern house presented in immaculate decorative order, with enclosed, secluded and beautifully landscaped south-facing rear garden, garage and parking.

Upon entering the property, there is a welcoming entrance hall with doors leading off to all rooms and stairs rising to the first floor with understairs cupboard. The modern kitchen is fitted with a good range of base and wall units and integrated appliances. To the rear is a large sitting/dining room with French window overlooking and leading into the garden. The guest cloakroom completes the ground floor accommodation. Upstairs, there is a master bedroom with lovely views over the green and a recently refurbished ensuite shower room, two further bedrooms and a newly refurbished family bathroom.

Outside, to the rear is a very private and beautifully landscaped garden with central path, mature shrub and bamboo borders, a paved terrace and a rear access pedestrian gate. To the front is a well-kept communal green with paths. The parking is located at the entrance, as is the garage, with an up-and-over door and ample eaves storage.

Accommodation

Ground Floor

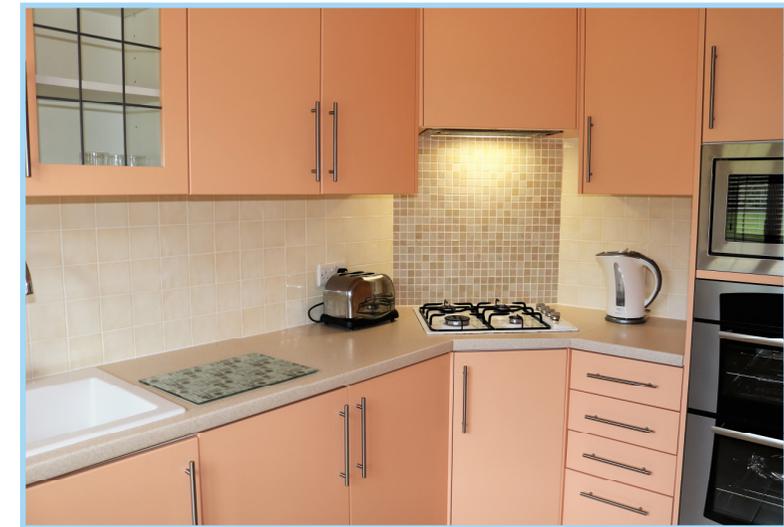
Entrance Hall, Kitchen, Sitting/Dining Room, Cloakroom.

First Floor

Master Bedroom with ensuite Shower Room, Two further Bedrooms, Bathroom.

Outside

Enclosed Garden, Garage, Parking.



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Long Crendon

The delightful and historic village of Long Crendon is set close to the Buckinghamshire / South Oxfordshire border. It offers an array of local amenities including a post office, a number of small boutique shops, a library, a village hall, a church hall, three churches, a primary school and nursery, a health centre and dental practice, football, tennis and bowls clubs and a good variety of pubs and restaurants making it one of the most sought after and highly serviced villages in the area. From the Manor to the High Street, to the Courthouse and Church, the village is packed with beautiful period properties from all ages.

More comprehensive recreational facilities and shopping facilities can be found in Thame, about 2 miles away, including a leisure centre and a large Waitrose, and in Aylesbury and Oxford, about 7 and 9 miles away respectively.



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Directions

Leave Thame in a northerly direction on the B4011, Thame Road, heading towards Long Crendon. Continue into the village and take the second right, at the mini-roundabout, into Chearsley Road. Then take the second left into Chilton Road. The entrance to Walnut Close can be found on your left, shortly after the left turn into Lacemakers.

Transport Links

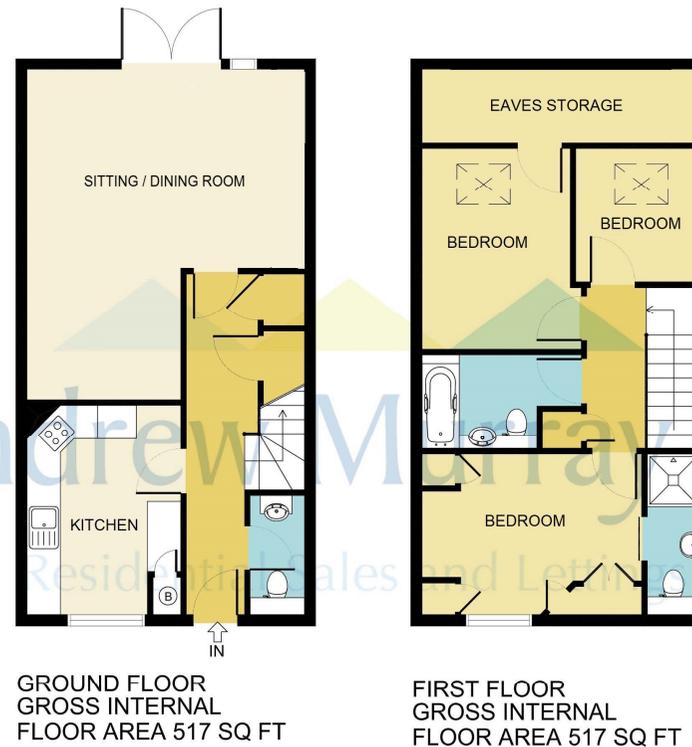
M40 Motorway (Junction 7) - 6 miles

Haddenham and Thame railway station - 4 miles

Regular local Bus service

Broadband

Superfast enabled - Up to 76Mbps.



APPROX. GROSS INTERNAL FLOOR AREA 1034 SQ FT / 96 SQ M
7 WALNUT CLOSE, LONG CRENDON, AYLESBURY, BUCKINGHAMSHIRE, HP18 9DD

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Services

Mains Electricity, Gas, Water and Drainage.

Local Authority

Aylesbury Vale District Council – www.aylesburyvaledc.gov.uk

Tax Band

E

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