



Hedgerow Walk, Longwick - HP27 9FE

In Excess of £480,000





## Hedgerow Walk

Longwick, Princes Risborough

- Double fronted semi detached modern home
- Dual aspect rooms
- Situated at the top of a no through road
- Well presented
- En-suite shower room and bathroom
- Private landscaped garden
- Garage and parking

Longwick is a popular Buckinghamshire village surrounded by open countryside with views over the Chiltern Hills. Amenities in the village include a local shop/post office, a playgroup and a Church of England combined school rated. The nearby market town of Princes Risborough is approx 1.5 miles distance and caters for all day to day needs. There is a leisure complex, library, dental surgery and veterinary surgeon. A mainline railway station at Princes Risborough provides direct access to London, Marylebone, and the M40 motorway provides fast access to the M25 and national motorway networks. Sporting facilities in the area include golf clubs and many pleasant walks and bridleways. There are excellent schools in the general area in both the public (grammar schools) and private sector for children of all ages.

# Hedgerow Walk

Longwick, Princes Risborough

A well presented and cared for double fronted three bedroom semi detached home, situated at the top of a quiet no through road on this popular modern development. The house was built in 2020 and benefits the the remainder of the new homes guarantee and offers several rooms with a dual aspect. The home benefits a sitting room, seperate kitchen/diner and hallway with cloakroom to the ground floor. To the first floor is the principal bedroom with en-suite shower room, two further bedrooms and the family bathroom. To the outside the house benefits a landscaped private lawned rear garden with a large shed at the rear, access to the garage and gate to the front. To the front the house offers parking for a couple of cars and access to the detached garage with power, light and electric door.

Tenure Freehold

Council tax Band E

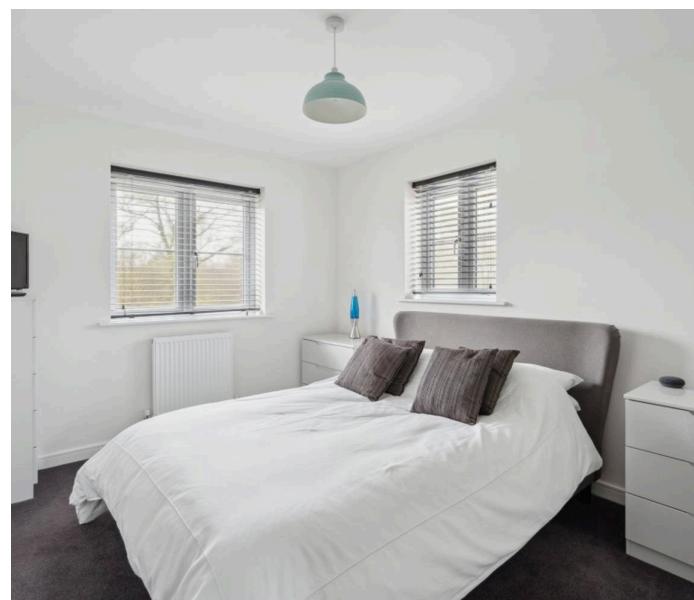
Maintenance fee for communal areas £80.55 per quarter

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Approximate Gross Internal Area = 99.5 sq m / 1,071 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.

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## Tim Russ and Company

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