



Ivy Close, Longwick - HP27  
£475,000

 **TIM RUSS**  
& Company



- Three bedrooms
- Open plan living / dining room
- Beautiful garden
- Parking & Garage
- Well appointed kitchen
- Village location



Located in the sought-after village of Longwick, this beautifully maintained three-bedroom semi-detached home offers spacious, modern living in excellent condition throughout.

The ground floor features a bright open-plan living and dining room, ideal for both relaxing and entertaining, alongside a well-appointed kitchen with ample storage and workspace. To the rear, a lovely orangery provides additional versatile living space and enjoys attractive views over the garden. A convenient downstairs cloakroom completes the layout.

Upstairs are three well-proportioned bedrooms and a contemporary family bathroom.

Outside, the property boasts a beautiful garden, as well as a garage and private parking. Ideally positioned close to local amenities and within easy reach of a mainline railway station, this home combines village charm with excellent commuter links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Gross Internal Area  
 Ground Floor = 48.4 sq m / 521 sq ft  
 First Floor = 38 sq m / 409 sq ft  
 Garage = 13.4 sq m / 144 sq ft  
 Total = 99.8 sq m / 1,074 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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# Tim Russ and Company

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