



2a The Elms Thame Road, Longwick - HP27
£350,000

 **TIM RUSS**
& Company



- A Well Presented and Spacious Duplex Apartment
- Triple aspect Three Bedrooms (two doubles & a good size single)
- Dual aspect Lounge with Feature Fireplace
- Kitchen/Breakfast Room
- Off Street Parking For 2 Cars
- Communal Gardens
- Walled driveway



Occupying the top two floors of an impressive Edwardian residence, this spacious three-bedroom conversion apartment blends period charm with modern comfort in the heart of sought-after Longwick village.

Well presented throughout, the property offers a welcoming entrance hall, a generous lounge with an attractive feature fireplace, and a well-equipped kitchen/breakfast room ideal for everyday living and entertaining. There are two well-proportioned double bedrooms, a spacious single bedroom, and a contemporary bathroom with a separate shower cubicle.

Further benefits include gas central heating, a secure entry system, access to well-maintained communal gardens, and two allocated parking spaces. Ideally located close to local amenities, this stylish home presents an excellent opportunity for buyers seeking village living with convenience.

Located a 5-minute drive from Princes Risborough station with convenient train links to London, Birmingham and Oxford. The station has its own parking and taxi rank.

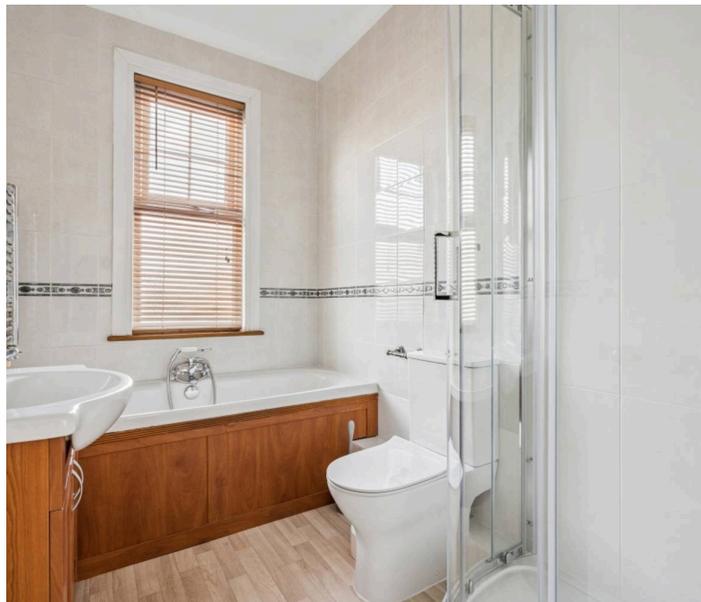
Easy access to the pretty market town of Princes Risborough plus the nearby beautiful Chiltern Hills offer picturesque woodland and countryside walks.

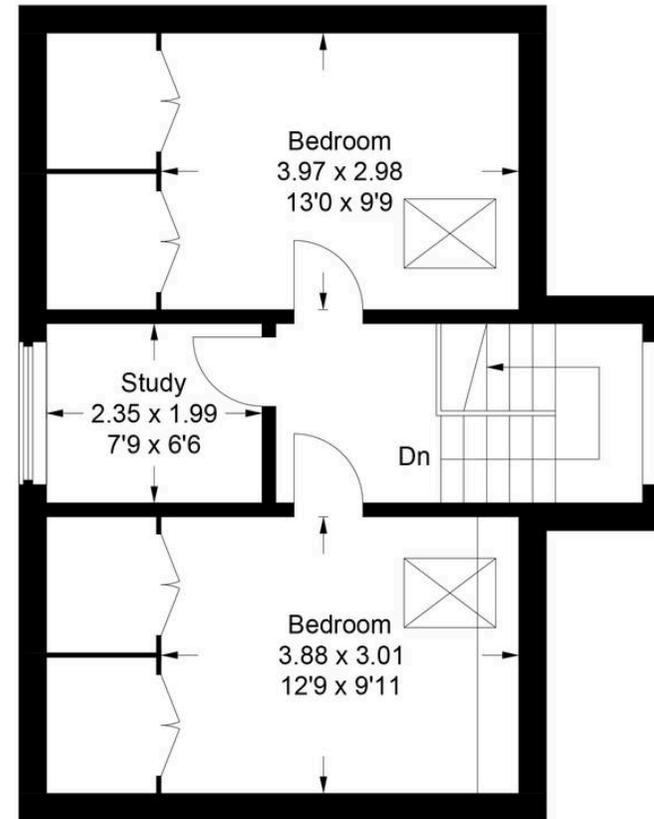
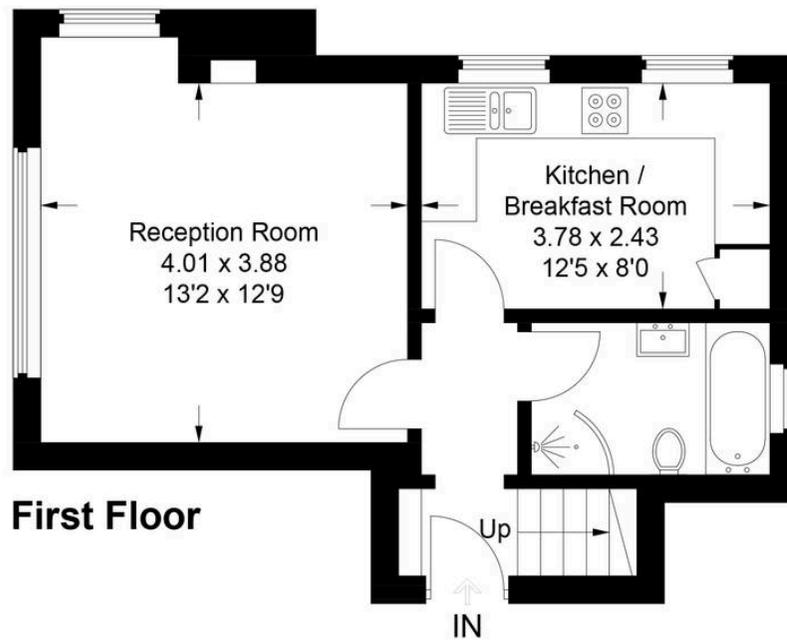
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





2A The Elms, HP27 9SP

Approximate Gross Internal Area
 First Floor = 36.2 sq m / 390 sq ft
 Second Floor = 45.1 sq m / 485 sq ft
 Total = 81.3 sq m / 875 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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