



Connells

Coltman Avenue
Long Crendon Aylesbury

Coltman Avenue Long Crendon Aylesbury HP18 9DP

For Sale
£450,000



Property Description

A well-presented two-bedroom semi-detached home, the perfect blank canvas for buyers looking to put their own stamp on a property. Offered with no onward chain.

The ground floor welcomes you with a practical entrance porch, leading to a spacious and inviting living room, ideal for relaxing or entertaining. To the rear of the property, the newly fitted contemporary kitchen features integrated appliances and enjoys direct access to the generous rear garden. The ground floor is completed with WC, while separate front-to-rear access through the property provides direct entry to the garage.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from built-in storage and enjoying an abundance of natural light.

Externally, the property features a generous rear garden with fantastic potential, along with a front garden and driveway providing off-road parking.

Situated in the highly sought-after village of Long Crendon, this home enjoys a desirable

semi-rural setting with a thriving community, excellent local amenities, highly regarded schools, and a selection of independent shops, cafés and pubs. The village also offers excellent transport links to Thame, Oxford and London via Haddenham & Thame Parkway rail station, making it an ideal location for both families and commuters.

A fantastic opportunity for first-time buyers, downsizers or investors alike, this home combines modern updates with exciting scope to personalise and make your own

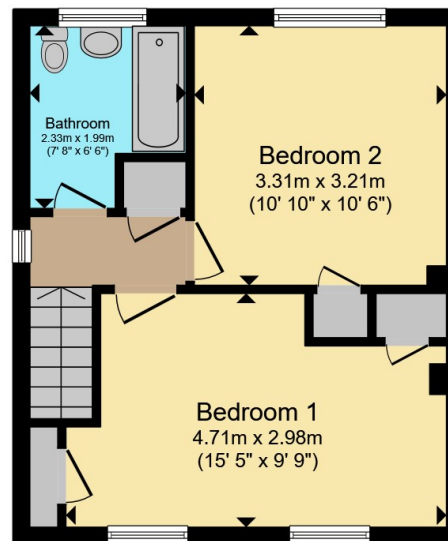
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 86.8 m² (934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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103 High Street
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EPC Rating: C Council Tax
Band: C

view this property online connells.co.uk/Property/THM307243

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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