

# 52 WYKEHAM WAY

HADDENHAM, AYLESBURY, HP17 8BX



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“BEAUTIFULLY PRESENTED AND READY TO MOVE INTO”

**Situated within a short walking distance of Haddenham train station and close to local amenities, is this well presented 2 double bedroom, detached bungalow.**

The property was constructed just 15 years ago and is well laid out with spacious accommodation throughout. On entering the property via a porch, there is a sizeable hallway with access to each room in the home.

It's dual aspect sitting room has French doors leading onto the rear private garden that is well established, and is a lovely sun trap.

The large kitchen/diner is positioned at the heart of this home with room for a table and chairs and view of the garden. There is a wide range of base and wall units and plumbing for white goods. There is also plumbing in the airing cupboard, perfect for a washing machine or dryer.

The master bedroom overlooks the garden and benefits from an en-suite shower room and walk in wardrobe. There is also another double bedroom that is currently being used as a study to the front of the property. Finally, there is a family bathroom with a bath and shower attachment.

Outside, there is a wrap around garden, a decent sized, tiled shed with electric point and private driveway for several cars.

Other benefits to this property are the double glazed windows and gas central heating throughout.



## IN BRIEF

- Highly sought after, two bedroom, two bathroom detached bungalow
- In walking distance of Haddenham train station and all amenities
- Master bedroom with en-suite shower room and walk in wardrobe
- Sitting room with French doors leading to rear garden
- Drive way providing off road parking



## OVERVIEW

- Spacious kitchen/diner
- Dual aspect sitting room
- Master Bedroom with en-suite shower room and walk in wardrobe
- One further double bedroom currently being used as a study
- Porch entrance and well sized hallway
- Private courtyard garden to the rear
- Driveway offering off road parking for 2 vehicles
- Separate family bathroom
- Walking distance to Haddenham train station
- Double glazed windows and gas central heating throughout

## SUPPLEMENTARY INFORMATION

**Services:** Mains gas, electric and water

**Heating:** Gas central heating throughout

**Energy Rating:** Central C 73 Potential B 87

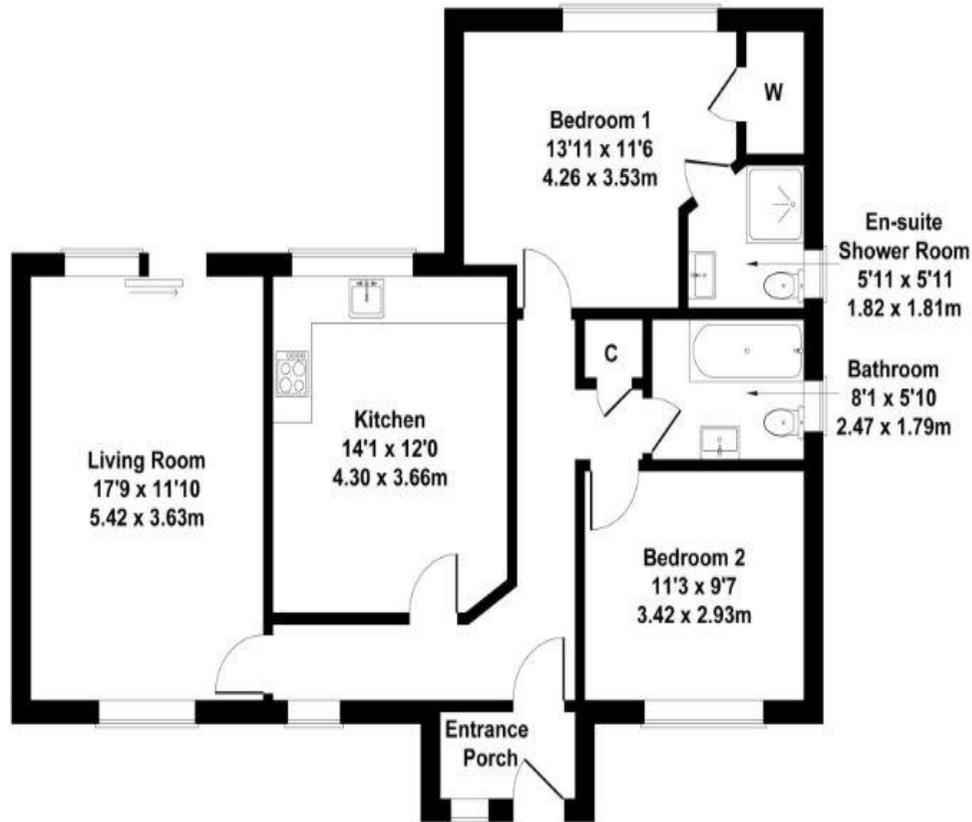
**Local Authority:** Buckinghamshire County Council

**Council Tax Band:** E

Offers in the region of £450,000

# Wykeham Way, Haddenham

Approximate Gross Internal Area  
912 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2022  
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## LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from Thame and seven miles from Aylesbury. Several times regional winners of 'Village of the Year'. A common sight in the village are the ancient Wychert cottages with walls constructed of mud and wattle. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury Duck. There are wide range of amenities in the village with numerous eateries, some lovely public houses, a parade of shops, two coffee shops, a library, boutique gym and a recently upgraded garden centre.

The station is well placed for travel into London and the North and there is a regular bus service.

Thame - Marlow - Cookham -

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