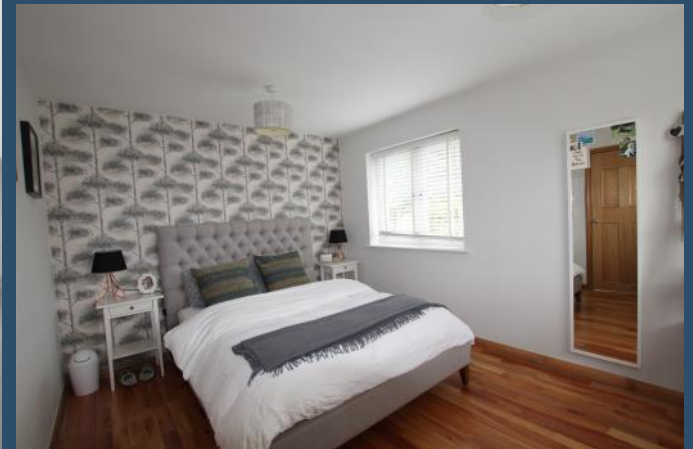


1 WATERSLADE PENS

HADDENHAM, BUCKINGHAMSHIRE HP17 8HP



1 WATERSLADE PENS

HADDENHAM, BUCKINGHAMSHIRE, HP17 8HP

Situated in a quiet cul-de-sac in the attractive and desirable village of Haddenham, is this beautifully presented two double bedroom home with conservatory and professionally landscaped garden. OFFERED WITH NO ONWARD CHAIN.

Having benefitted from much improvement throughout by the current owners, the downstairs accommodation offers bright and airy open plan living which is ideal for entertaining. The large sitting room/diner/kitchen is beautifully presented and newly decorated with underfloor heating throughout. The kitchen is well specified with a range of base and wall units and black granite work surfaces. There is a large conservatory which could be used as an additional reception room or home office/gym.

Upstairs there are two double bedrooms and a recently fitted, modern family bathroom.

The enclosed rear garden is laid to lawn with established flower beds and has been professionally landscaped. In addition, there is a paved patio area, that is perfect for al fresco dining. There is also a large front garden that is laid mainly lawn to lawn. The property also benefits from allocated parking and is within walking distance of

STUNNING CONTEMPORARY FAMILY HOME



IN BRIEF

- Modern, beautifully presented two double bedroom family home with parking
- Quiet cul-de-sac location in popular village with local amenities
- Recently modernised and decorated throughout
- NO ONWARD CHAIN



OVERVIEW

- Contemporary starter home
- Well-specified, contemporary kitchen
- Flexible open-plan living/dining room/kitchen
- Two double bedrooms
- Modern bathroom suite
- Conservatory
- Double glazing, recently upgrade combi boiler
- Allocated parking plus communal parking
- Enclosed rear garden and large front garden
- Sought after village
- Close to Haddenham and Thame Parkway
- No chain

OFFERS OVER:

£325,000

SUPPLEMENTARY INFORMATION

Services: Mains electricity, drainage and water

Heating: Electric underfloor

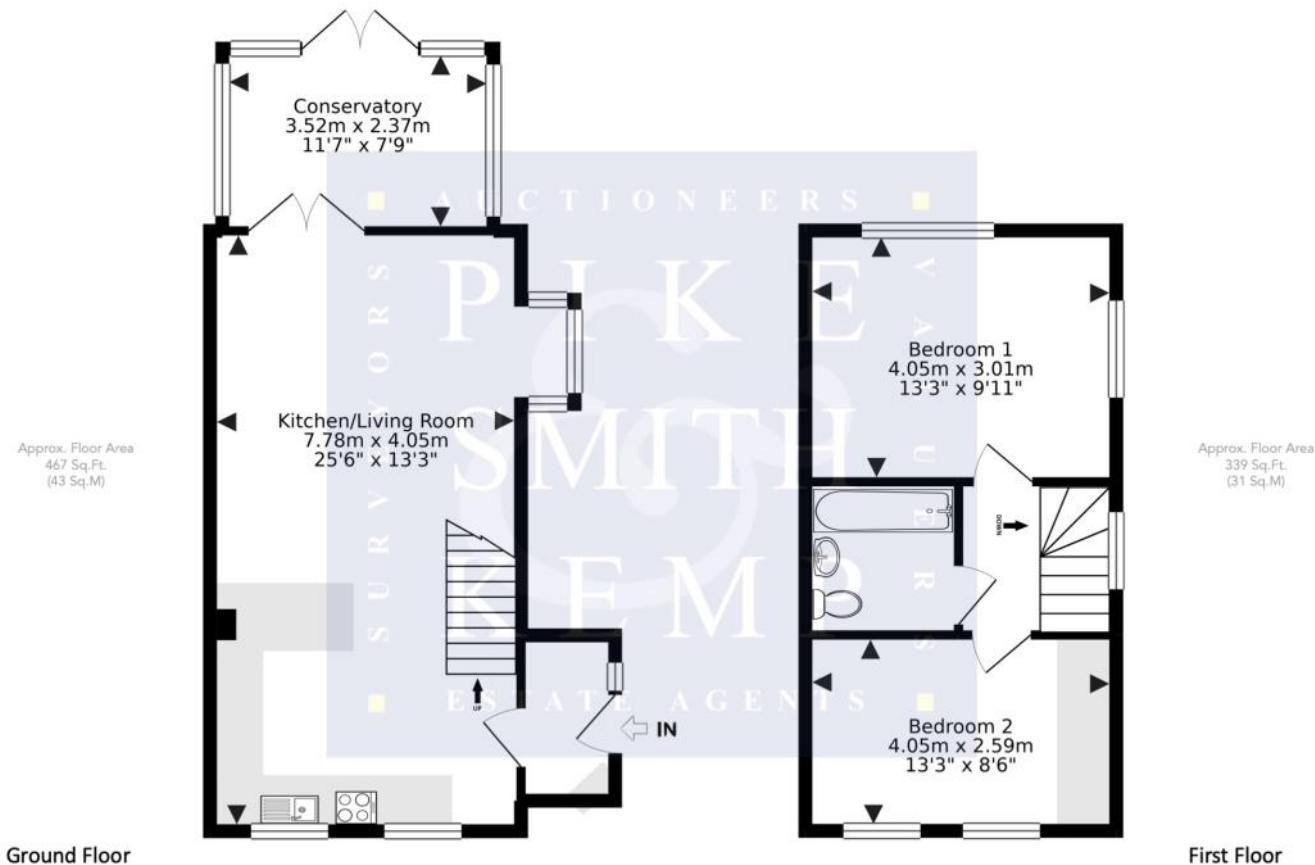
Energy Rating: Current 61 (D), Potential 81 (C)

Environmental Impact Rating: Current 39 (E), Potential 58 (D)

Local Authority: Aylesbury Vale District Council

Council Tax Band: D

Broadband Speed: Standard up to 17Mb, Fibre up to 67Mb



The approximate total area for the elements of the property represented on the floorplan is 75 SqM (805 Sq.Ft)

1 Waterslade Pens, Haddenham, Buckinghamshire, HP17 8HP

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

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 four restaurants, three public houses, a parade of shops and a popular coffee shop.

Schools: Three well reputed primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools.

Commuting: The railway station in the village provides regular direct line services to London Marylebone (from 37 mins), Oxford & Birmingham.

The M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford.

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