

4 CLIFDEN ROAD

WORMINGHALL, BUCKINGHAMSHIRE HP18 9JP



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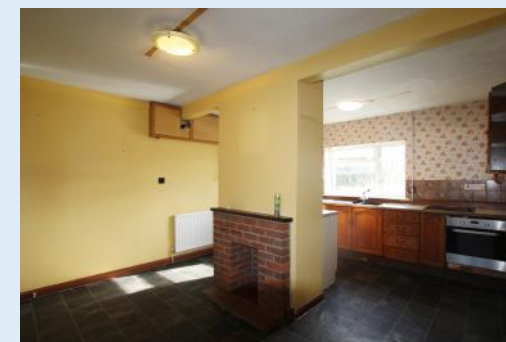
Set in the popular village of Worminghall is a fantastic opportunity to modernise and update this 3 double bedroom family home with large kitchen/diner and south west facing garden of approx. 100ft. It lends itself to a double extension (subject to planning) and is presented to the market for the first time, with NO ONWARD CHAIN.

On entering the property, you find yourself in the entrance hall with the potential for a downstairs cloakroom (currently housing the boiler) with direct access to the spacious and bright sitting room that homes a log burner overlooking the rear garden. There is a large kitchen/diner that is divided by a fireplace and has a range of base and wall units with electric oven. From the dining room, you enter a rear porch with access onto the garden.

Upstairs, there are three double bedrooms, and a recently fitted family bathroom with walk in shower.

Outside there is an large and enclosed rear garden with a free standing garage, and a large concrete area. The front of the property has driveway parking for several cars. Whilst the property needs some updating, it offers the opportunity to create a wonderful family home, ideally situated in the highly sought after village of Worminghall.

“IDEAL RENOVATION PROJECT TO CREATE A LARGE FAMILY HOME”



IN BRIEF

- Semi detached with large garden and 3 double bedrooms
- Large kitchen/diner with direct access to the garden via store room
- Large sitting room with log burner
- Enclosed gardens, garage with multi car driveway parking



OVERVIEW

- Semi detached 3 bedroom property with potential to extend (STPP)
- Large kitchen/diner with direct access to the garden
- Separate sitting room with working fireplace overlooking the garden
- Recently fitted family bathroom
- Mature, enclosed garden of approx. 100ft
- Garage
- Multi car driveway

OFFERS OVER:

£375,000

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas Central Heating to radiators

Energy Rating: Currently x Potential x

Environmental Impact Rating: Currently x) Potential x

Local Authority: South Oxfordshire District Council

Council Tax Band: TBC

Broadband: Standard - Up to 17Mb, Fibre - Up to 76Mb

Floor Plan Pending

LOCATION

Worminghall is a highly sought after Buckinghamshire village set between Oxford (9.5 miles) and Thame (6 miles). It has a Norman church, a seventeenth century almshouse, a popular public house with large gardens - The Clifden Arms and is close to the eight acres of beautifully landscaped ornamental gardens at neighbouring Waterperry.

The village has good transport links with junction 8A of the M40 only 4.5 miles away which provides access to the wider road network. The 280 bus stops outside the house with access to Thame and Oxford and beyond.

It is in the catchment area of the Aylesbury grammar schools and Wheatley Park Secondary School (formerly attended by the Prime Minister). The local primary school, in the neighbouring village of Ickford, is high on the National League Tables.

Haddenham and Thame Parkway Station is approximately seven miles away and offers commuters 40 minute services into London Marylebone with free WiFi in air-conditioned comfort

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