

14 HORDERN CLOSE

HADDENHAM, BUCKINGHAMSHIRE HP17 8NA



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In the conservation area of Haddenham and close to all amenities, is this well appointed three bedroom family home presented in fantastic condition throughout.

Number 14 is part of a small development and situated within a popular cul-de-sac in the heart of the Village. The sitting room is well proportioned and flooded with light as it has a dual aspect. There are also French windows onto the garden. The large kitchen/diner has a wide range of base and floor units with ample storage and is large enough to have a dining table and chairs. There is also a downstairs cloakroom.

Upstairs, the property has three well sized bedrooms and a family bathroom with shower over the bath.

The property has a small south facing garden with shed that is accessed via French doors from the sitting room.

The property benefits from recently fitted UPVC windows and the boiler has been recently replaced. There are also two allocated parking spaces.

‘IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME ’



IN BRIEF

- Beautifully appointed, three bedroom family home
- Large sit-in kitchen/diner
- Close to shops, amenities and medical facilities
- Ideally situated for Haddenham and Thame Parkway



OVERVIEW

- Three well proportioned bedrooms
- Large sunny sitting room with patio doors to garden
- New boiler and replacement UPVC windows (2020)
- End of terrace
- New kitchen cupboards fitted in 2019
- Kitchen/diner
- Downstairs cloakroom
- South facing garden with shed
- Short walk to Haddenham and Thame Parkway

GUIDE PRICE

£325,000

FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas central heating to radiators

Energy Rating: Currently C (80) , Potentially C (80)

Environmental Impact Rating: Currently B (85) , Potentially B(85)

Local Authority: Aylesbury Vale District Council

Council Tax Band: D



The approximate total area for the elements of the property represented on the floorplan is 76 SqM (817 Sq.Ft)

14 Hordern Close, Haddenham, Buckinghamshire, HP17 8NA

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 Garden centre, Farm shop, Post Office, Public houses, restaurants, cafes and a parade of shops.

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.

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