

11 WYKEHAM WAY

HADDENHAM, BUCKINGHAMSHIRE HP17 8BL



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Situated within a short walking distance of Thame and Haddenham parkway, is this family home with excellent living space downstairs. It offers bright, flexible family friendly living and has a lovely well established garden.

Originally constructed in the 1970's, the property has been updated and remodelled providing a perfect family home. The entrance provides a useful porch opening onto the hall way featuring a downstairs cloakroom and ample storage. The bright kitchen offers a range of base and eye-level units and opens onto the family dining room. The cosy living room across the back of the property features and open fire and leads onto a sunny conservatory providing additional living space over looking the pretty, well established garden. The garden features a secluded patio area perfect for al-fresco dining and entertaining. The main garden is laid to lawn and features well established borders, fruit trees, a vegetable patch complete with greenhouse. Upstairs, the master bedroom offers built in storage. There is a further double bedroom to the front of the property and two single bedrooms over looking the garden to the rear. The family bathroom has been recently updated offering a modern suite with a shower over the bath. The property also benefits from an integral garage and ample driveway space, as well as a useful rear porch opening into the kitchen.

“BRIGHT, FLEXIBLE, FAMILY-FRIENDLY”



IN BRIEF

- Highly sought after, four bedroom, family home
- Walking distance of Thame and Haddenham parkway
- Kitchen opening onto separate dining room
- Large and sunny back garden with well-established borders and vegetable patch
- Ideal living space for family living and entertaining



OVERVIEW

- Four bedrooms
- Two/three reception rooms
- Conservatory
- Enclosed, well established garden
- Multi car driveway
- Integrated garage
- Within walking distance of Thame and Haddenham parkway

GUIDE PRICE **£495,000**

FREEHOLD



SUPPLEMENTARY INFORMATION

Services: Mains gas and electricity, drainage and water

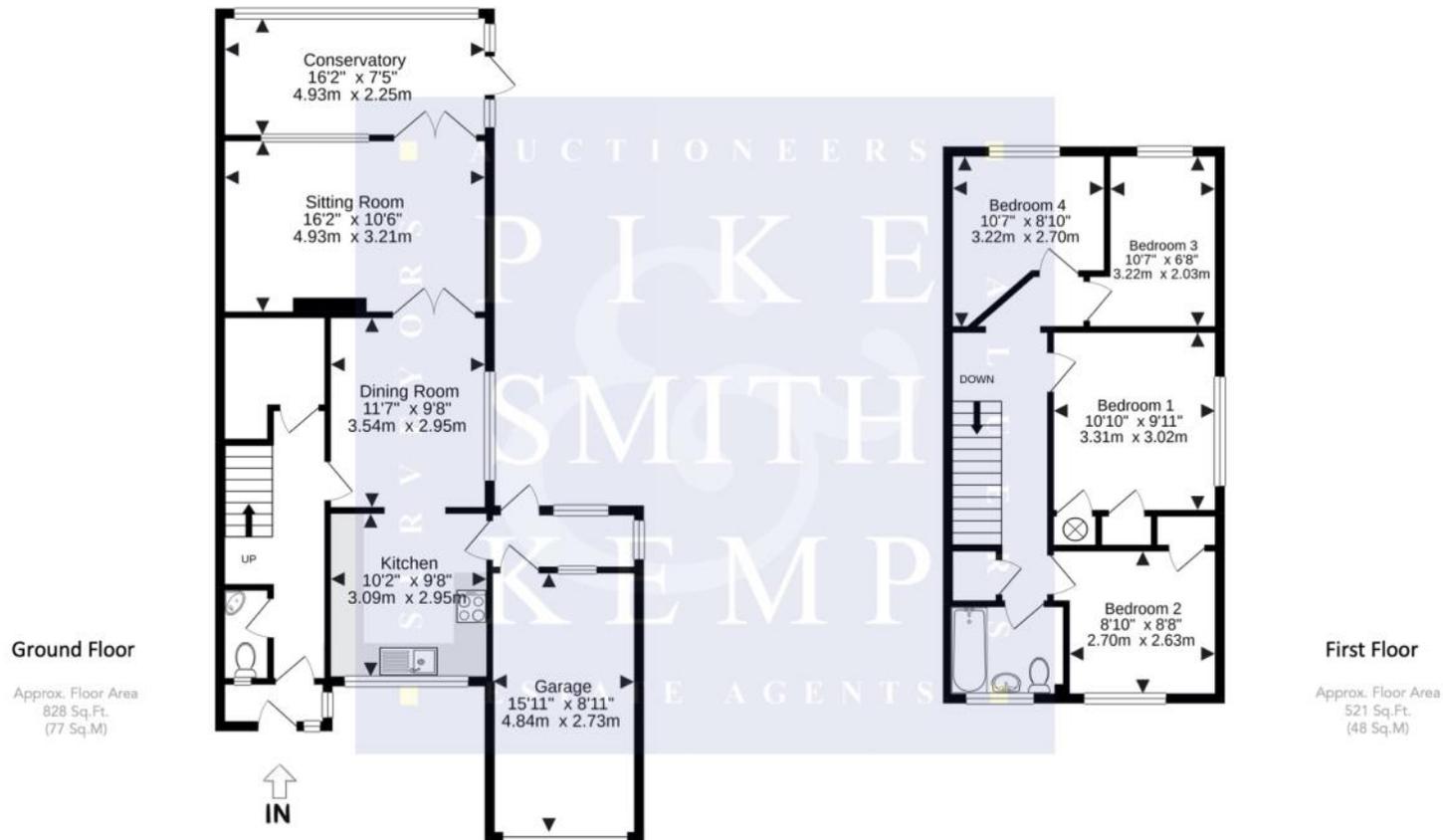
Heating: Gas fired central heating

Energy Rating: Current D (59) Potential C (80)

Local Authority: Aylesbury Vale District Council

Council Tax Band: E

Broadband: 68.1-73.6 Mbps



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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 a 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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