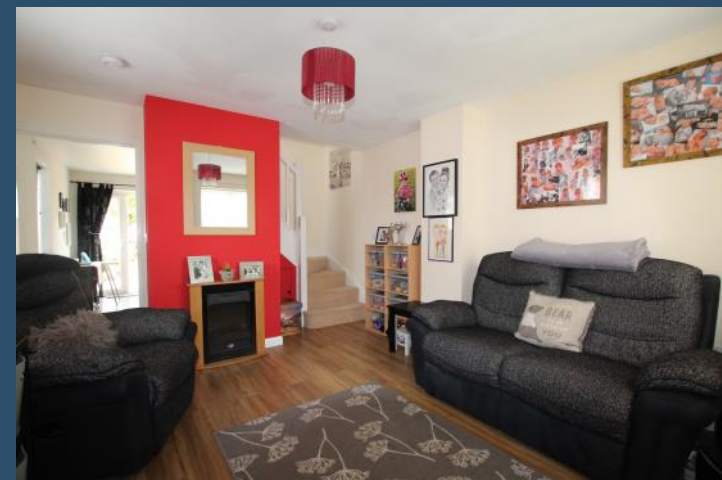


40 PILOTS PLACE

HADDENHAM, BUCKINGHAMSHIRE HP17 8NW



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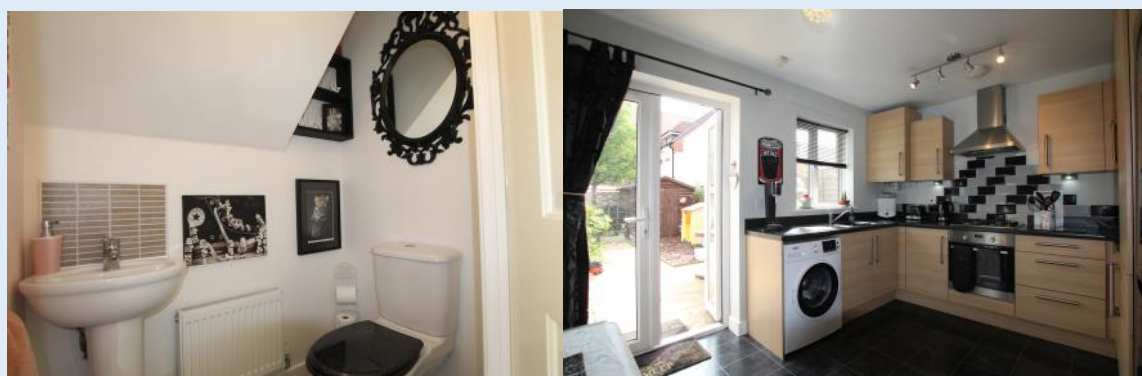
A superbly presented, two double bedroom home on this highly sought after development close to Haddenham and Thame parkway station and all local amenities.

This home is the ideal first time buy or investment property built in 2013 and well presented throughout. Located in a quiet location, the property benefits from allocated parking to the front of the property. Downstairs, there is a large sitting room with dual aspect windows and wooden floors that then leads onto the modern kitchen/diner. This features a range of eye-level and base units as well as a gas fuelled hob, electric oven and built in fridge freezer. There are patio doors leading onto the garden. There is also a downstairs cloakroom. Upstairs features two spacious double bedrooms and bedroom 2 has built in wardrobe space. The family bathroom is finished to a high standard with good quality fixtures and fittings.

Outside, there is a sunny and landscaped garden with access to additional parking via a gate. The paved area at the front of the garden offers an ideal space for al-fresco dining and entertaining. The garden also offers a useful storage shed.

This outstanding home is located within a short walking distance to Haddenham & Thame Parkway rail station, providing fast access to London (Marylebone). It is also within walking distance of the village's amenities and some lovely country walks.

'A GREAT FIRST TIME BUY OR INVESTMENT'



IN BRIEF

- Village Location
- Two Double Bedrooms
- Built in 2013
- Ideally situated for Haddenham and Thame Parkway



OVERVIEW

- Sitting room with dual aspect
- Downstairs cloakroom
- Fully fitted kitchen/diner with patio doors onto garden
- Garden ideal for entertaining
- Two double bedrooms
- Allocated Parking
- Excellent Transport Links
- Close to amenities

GUIDE PRICE: £340,000 FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas central heating to radiators

Energy Efficiency Rating: B (82/100)

Local Authority: Aylesbury Vale District Council

Council Tax: Band C

Broadband: 5g Fibre

Floor Plan Pending

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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Thame - Marlow - Cookham - Maidenhead

