

# 11 HORDERN CLOSE

HADDENHAM, BUCKINGHAMSHIRE HP17 8NA



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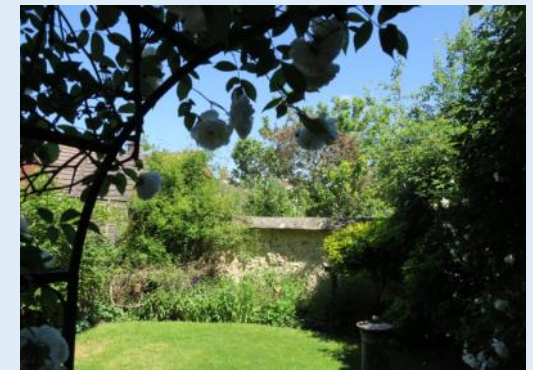
**In the conservation area of Haddenham and close to all amenities, is this well appointed, bright and airy, two double bedroom home presented in good condition throughout.**

Number 11 is part of a small development and situated within a popular cul-de-sac in the heart of the Village. It has a large sitting room with a separate dining area and dual aspect windows. There are French doors leading onto the South Easterly facing garden. The kitchen is fitted with a wide range of base and wall units and an outlook to the side of the property. Upstairs, there are two double bedrooms and a large family bathroom with white sanitaryware.

The garden is utterly charming and has a Wychert wall that is typical of the conservation area of Haddenham. It is a haven for wildlife and our client has spotted a large variety of birds as well as foxes and hedgehogs. There is side access and a gate as well as a garden shed. The property also benefits from allocated parking.

Our client says "Having lived in the property for 23 years, we have loved the layout which is spacious and quite unusual, the garden is very special and a pleasure to watch the wildlife, it is really quiet and ideally suited for all the services in Haddenham".

'BRIGHT AND AIRY TWO DOUBLE BEDROOM HOME '



## IN BRIEF

- Two double bedrooms
- Sitting room with dining area
- Close to shops, amenities and medical facilities
- Ideally situated for Haddenham and Thame Parkway





## OVERVIEW

- Two double bedrooms
- Large sunny sitting room with patio doors to garden
- Large kitchen
- Dining area
- New boiler installed in 2017
- South Easterly facing garden with shed and side recess that is a haven for wildlife
- Short walk to Haddenham and Thame Parkway

GUIDE PRICE

£318,000

FREEHOLD

## SUPPLEMENTARY INFORMATION

**Services:** Mains gas, electricity, drainage and water

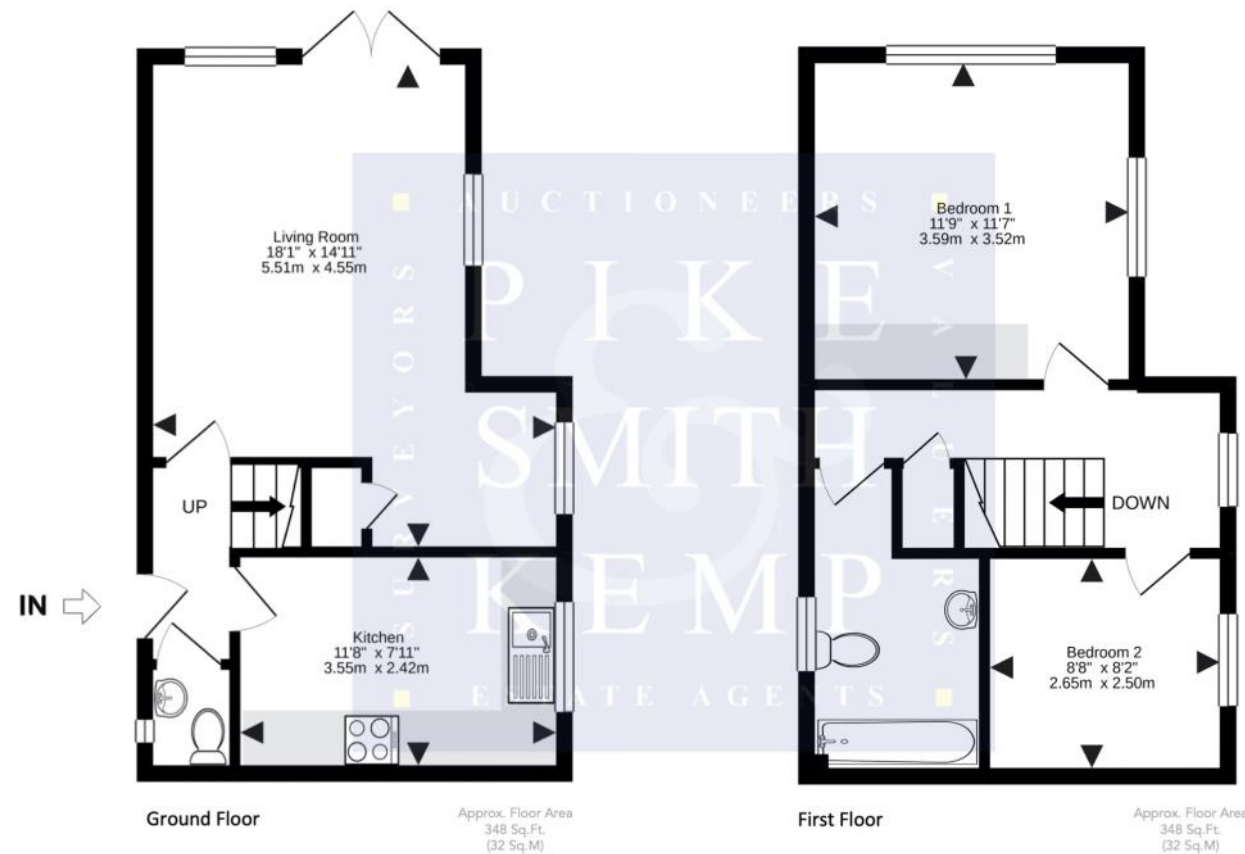
**Heating:** Gas central heating to radiators

**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:** C



The approximate total area for the elements of the property represented on the floorplan is 65 SqM (696 Sq.Ft)

**11 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 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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