

33 MILLWAY FURLONG

HADDENHAM, BUCKINGHAMSHIRE, HP17 8SD



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Situated in a quiet, cul de sac on a popular estate close to Haddenham and Thame parkway station, is this two double bedroom, semi detached home that has a superb finish throughout that is offered with **NO ONWARD CHAIN**.

The property was constructed in 2016 by local developer W.E. Black and this modern and contemporary home benefits from quality fixtures and fittings with a larger than average rear garden with patio decking.

Downstairs, the property benefits from a cloakroom and a large sitting room/diner with patio door leading onto the garden.

The kitchen benefits from integrated appliances as well as a range of base and wall units with an outlook to the front of the property. Upstairs, the master bedroom has fitted wardrobes. There is another double bedroom and a family bathroom with white suite and shower over the bath.

Outside the garden has a sunny decked area as well as a lawn. There is side access and two allocated parking spaces.

“SUPERBLY PRESENTED TWO DOUBLE BEDROOM HOME”



IN BRIEF

- Semi detached two double bedroom home
- Large sitting room/diner with direct access to the garden
- Larger than average rear garden with decking
- Close to Haddenham and Thame Parkway



OVERVIEW

- Semi detached 2 double bedroom property in popular development
- Large sitting room/diner with direct access to the garden
- Modern kitchen
- Fitted wardrobes to master bedroom
- Garden with sunny patio
- Off road parking for 2 cars

GUIDE PRICE: **£350,000** **FREEHOLD**

SUPPLEMENTARY INFORMATION

Services: Mains gas, electric, drainage and water

Energy Rating: Current B (82) Potential A (95)

Environmental Impact Rating: Current B (85) Potential A (98)

Local Authority: Aylesbury Vale District Council

Council Tax Band: D

Broadband: Standard Up to 17Mb, Fibre - Up to 300Mb

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.

The M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford.

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