

13 TOWNSIDE

HADDENHAM, BUCKS HP17 8BG



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A three bedroom detached bungalow in a sought-after location in the heart of one of Buckinghamshire's most popular villages.

The property is situated along a village lane, comprising of an appealing blend of unique properties, and is within a short walk of the village's plentiful amenities and country walks.

A path leads to the uPVC double glazed door that opens to the reception hall. All the principal accommodation is accessible from here. There is a sitting room, with a fireplace, and opening to a uPVC double glazed conservatory. The kitchen is a generous size, with space for a table, and there is a lean-to utility as well. There are three bedrooms, and a bathroom. Off one of the bedrooms, accessed from the garden, is a large store that could easily be re-modelled to provide an en-suite (STP).

Outside, the bungalow sits in the middle of the plot so there are areas of garden to all four sides. It is predominantly lawned with some borders and there are two timber sheds to one side.

The bungalow lends itself to be extended and modernised and there is a large loft space that could also be converted (subject to obtaining the require planning consents).

“A TRADITIONAL DETACHED BUNGALOW IN THE HEART OF A LOVELY VILLAGE”



IN BRIEF

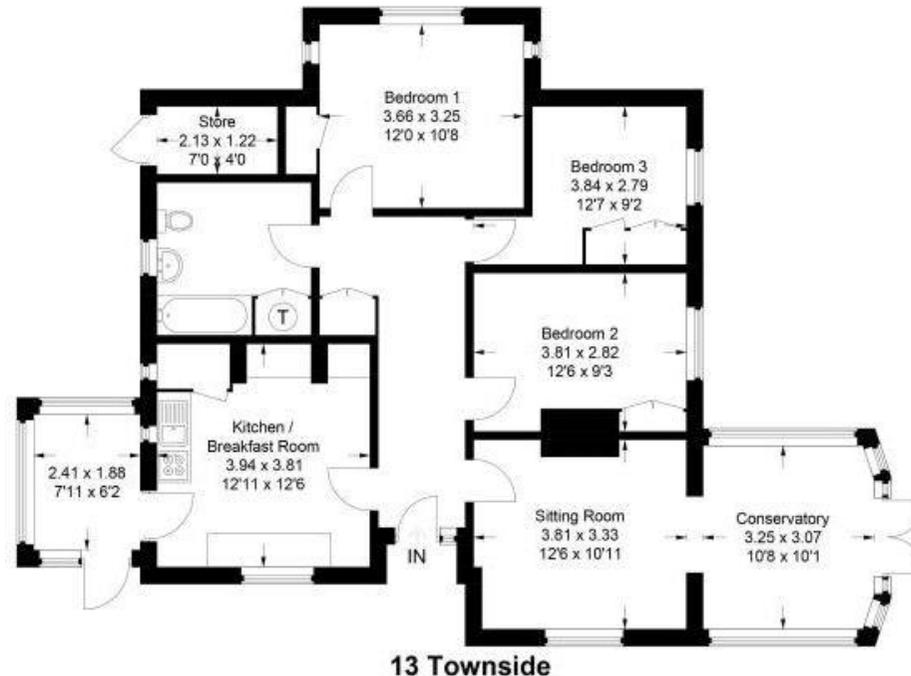
- The potential to create a special village property
- A true blank canvas!
- uPVC double glazed windows and doors
- Gas central heating



OVERVIEW

- Three bedrooms
- Large kitchen
- Bathroom
- Lean-to Utility room
- Sitting room
- Conservatory
- Off-street parking
- Potential to extend/enlarge/modernise (STP)
- Space to build garaging (STP)

GUIDE PRICE: **£480,000** **FREEHOLD**



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Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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 numerous eateries, some lovely public houses, a parade of shops, two coffee shops, and a recently upgraded garden centre.

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