

# 57 SHEERSTOCK

HADDENHAM, BUCKINGHAMSHIRE HP17 8EZ



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**Situated in a quiet and child-friendly cul-de-sac just a five minute walk of Haddenham Station is this extended and modernised two bedroom terraced home with garage and garden.**

57 Sheerstock is deceptively spacious and provides flexible downstairs living space with a bright and airy sitting room, and a high quality conservatory opening onto a non-overlooked garden. There is a modern kitchen to the front with a range of base and wall units and newly installed worktops and sink. Upstairs, there is a modern bathroom with electric shower and two double bedrooms, one to the front of the property and the main bedroom over looking the rear garden.

The garden is fully enclosed with gated rear access and the shed has electricity and currently stores a tumble dryer and additional freezer. The property also benefits from a garage in a block just a few steps from the front door. There is also allocated residents parking to the front of the property.

There are green spaces and a playground nearby, the local schools are both within walking distance and Haddenham & Thame Parkway Station is just a short walk offering commuters 40 minute services into London Marylebone with free WiFi in air-conditioned comfort.

‘A FABULOUS STARTER HOME WITHIN WALKING DISTANCE OF THE STATION’



## IN BRIEF

- Modern, extended two bedroom terraced home in sought after village
- Enclosed non-overlooked rear garden with gated access
- Garage in block close by
- Child-friendly cul-de-sac within walking distance of local schools
- Five mins walk of Haddenham Station - 40 minute services to London Marylebone





## OVERVIEW

- Entrance Hall
- Modern Kitchen
- Bright & airy sitting room
- Conservatory with French doors onto garden
- Two double bedrooms with built-in wardrobes
- Modern bathroom
- Non-overlooked enclosed garden with gated access
- Garage in block just a few steps from front door
- Child friendly cul-de-sac location
- Walking distance of schools
- Five minute walk of Haddenham Station  
(40 mins to London)
- Projected rental yield of £1,250 pcm

**OFFERS OVER £300,000**

## SUPPLEMENTARY INFORMATION

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

**Heating:** Gas central heating to radiators

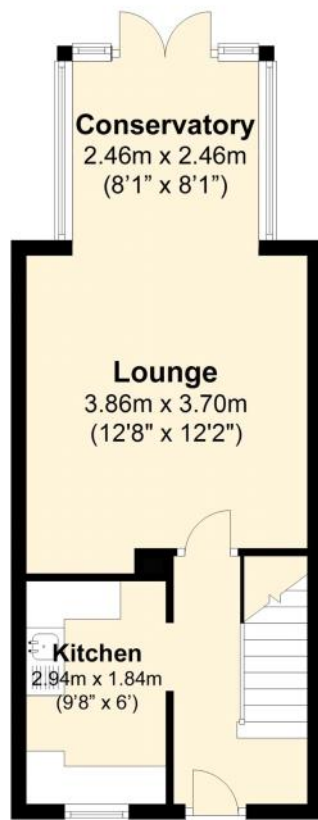
**Energy Efficiency Rating:** E (51) Potential C (78)

**Local Authority:** Buckinghamshire Council

**Council Tax:** C

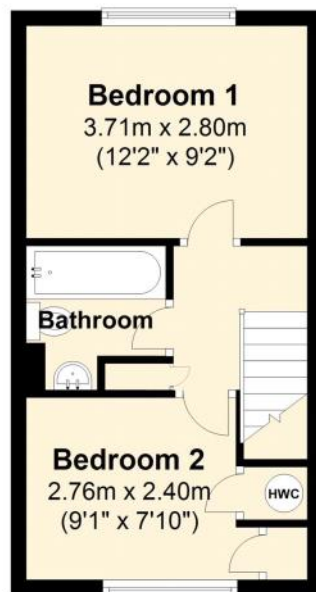
## Ground Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.5 sq. feet)



Total area: approx. 59.8 sq. metres (643.8 sq. feet)

## 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 including 2 supermarkets, a popular village pub and a parade of shops as well as a bakery, post office, popular gym and library as well as a farm shop.

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.

## PIKE SMITH & KEMP

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Thame - Marlow - Cookham - Maidenhead

