

Haddenham

22 Cotts Field | Haddenham | Bucks | HP17 8NN



Price £345,000

ACCOMMODATION

An immaculate 2 bedroom semi detached
Built in 2014 by Persimmon Homes
Delightful sitting room & stairs to first floor
Kitchen / dining area with door to garden
Useful downstairs cloakroom
Two double bedrooms on first floor
Family bathroom with shower over bath
Fully enclosed rear garden with patio area
Gated access to the rear
Two parking spaces to the front



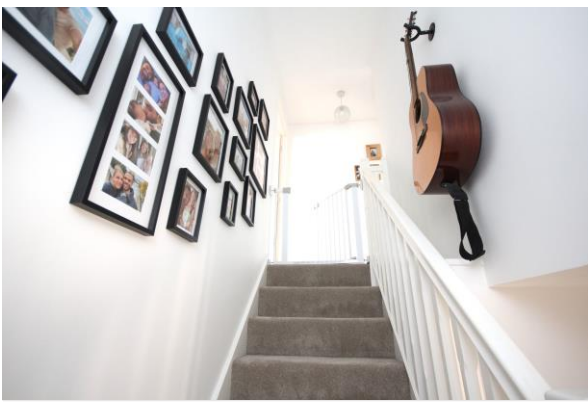
A beautifully presented two bedroom semi detached built in 2014 by Persimmon Homes. The property is ideally located being within a few minutes walk of Thame & Haddenham Railway Station and a short walk to local shops and amenities. The sitting room is light and spacious with window to the front aspect and stairs rising to the first floor with storage cupboard. There is a useful downstairs cloakroom and the kitchen has an



excellent range of wall and base units with built in oven and gas hob as well as cupboard housing the gas boiler. There is space for a breakfast table and door leading to the garden. On the first floor there are two well appointed double bedrooms and a family bathroom with shower over the bath and ladder radiator. Externally the garden has a patio immediately to the rear with a lawned area and steps leading down to a further patio area with ample room for table and chairs to enjoy some al fresco entertaining. There is gated access to the rear as well as having 2 two parking space to the front.

KEY FEATURES

- An immaculately presented two bedroom semi detached home
- A few minutes' walk to Thame & Haddenham Railway Station
- Refurbished by the current owners to a high standard
- Close to bus route giving regular access to Thame, Oxford and Aylesbury
- Local Nursery / Primary Schools and play park a short walk away
- Both the larger market towns of Thame and Aylesbury are a short drive
- Please call Colombs on 01844 214421 to arrange a suitable time to view



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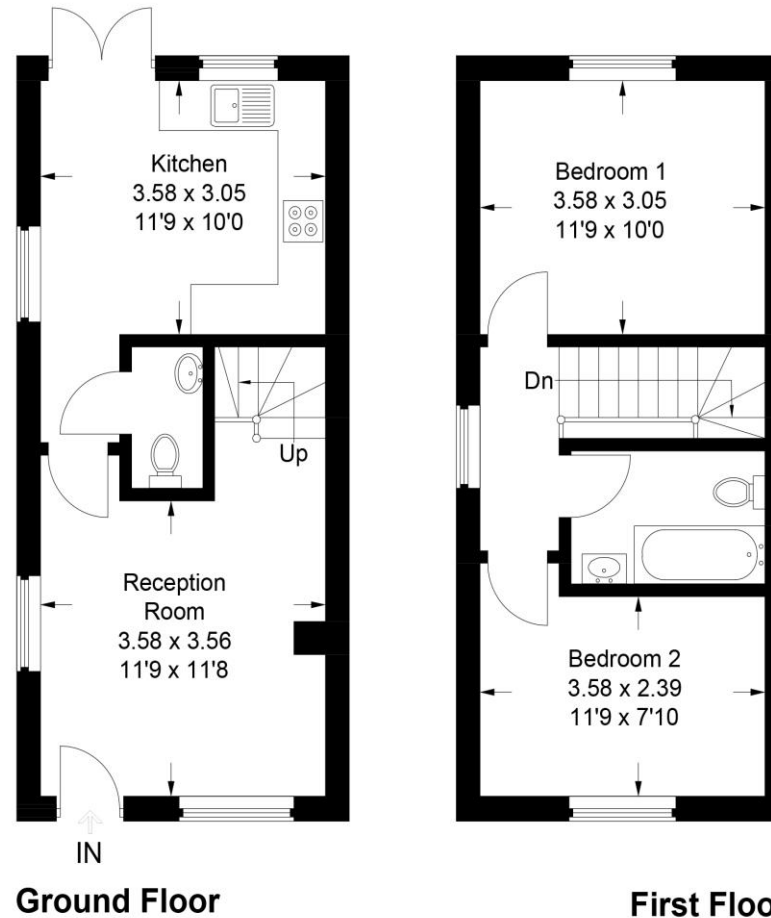
Haddenham is renowned for being the largest village in the country with a delightful church and duck pond. The village has an eclectic mix of period and modern homes as well as excellent local amenities and a choice of three primary schools which feed to Aylesbury Grammar Schools. Thame & Haddenham Parkway Station is within easy access and provides a fast and reliable access to London Marylebone as well as Oxford and Birmingham. The M40 is easily accessible being some 15 minutes drive away. The historical market town of Thame is close by and offers an excellent range of independent shops as well as coffee shops and restaurants. There is also a vast network of public footpaths.

Local Authority – Buckinghamshire Council

Council Tax - C

EPC - C

Approximate Gross Internal Area
Ground Floor = 31.3 sq m / 337 sq ft
First Floor = 31.0 sq m / 334 sq ft
Total = 62.3 sq m / 671 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.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.