

Haddenham

27 The Gables | Haddenham | Bucks | HP17 8AD



Price £625,000

ACCOMMODATION

A four bedroom detached family home
Situated in a quiet cul de sac location
Reception hallway with cloakroom
Dual aspect sitting room with fireplace
Kitchen with range of base & wall units
Dining area with doors opening to garden
Main bedroom and en suite shower room
Three further bedrooms and bathroom
Easily maintained southerly facing garden
Garage and driveway parking to the front



This property is tucked away in a quiet cul de sac position within the centre of Haddenham giving easy access to Primary Schools as well as the shops and local amenities that Haddenham has to offer. There is a reception hallway with downstairs cloakroom and sitting room with a dual aspect and doors to the garden as well as an open fireplace. The kitchen has a good range of base and wall units with Tecnik range cooker.



The kitchen leads into the dining room which has double doors opening to the garden. On the first floor the main bedroom has an en suite shower room. There are three further good sized bedrooms and a family bathroom with white suite. Externally the rear garden is southerly facing and has been designed for easy maintenance, it is fully enclosed by part Wychert wall and fencing. There is a shed to the side of the house and gated access to the driveway. To the front there is ample driveway allowing parking for 4 cars as well as there being a single garage with fitted workbench units to the side.

KEY FEATURES

- Situated in a quiet cul de sac location & within the centre of Haddenham
- Easy walking distance to the shop and the variety of local amenities
- Two highly regarded Primary Schools and nurseries within the village
- Walking distance to Thame & Haddenham Parkway Station
- Regular bus service to both Aylesbury and Oxford City Centre
- Offered For Sale with NO ONWARD CHAIN
- Please call Colombs on 01844 214421 to arrange a suitable time to view.

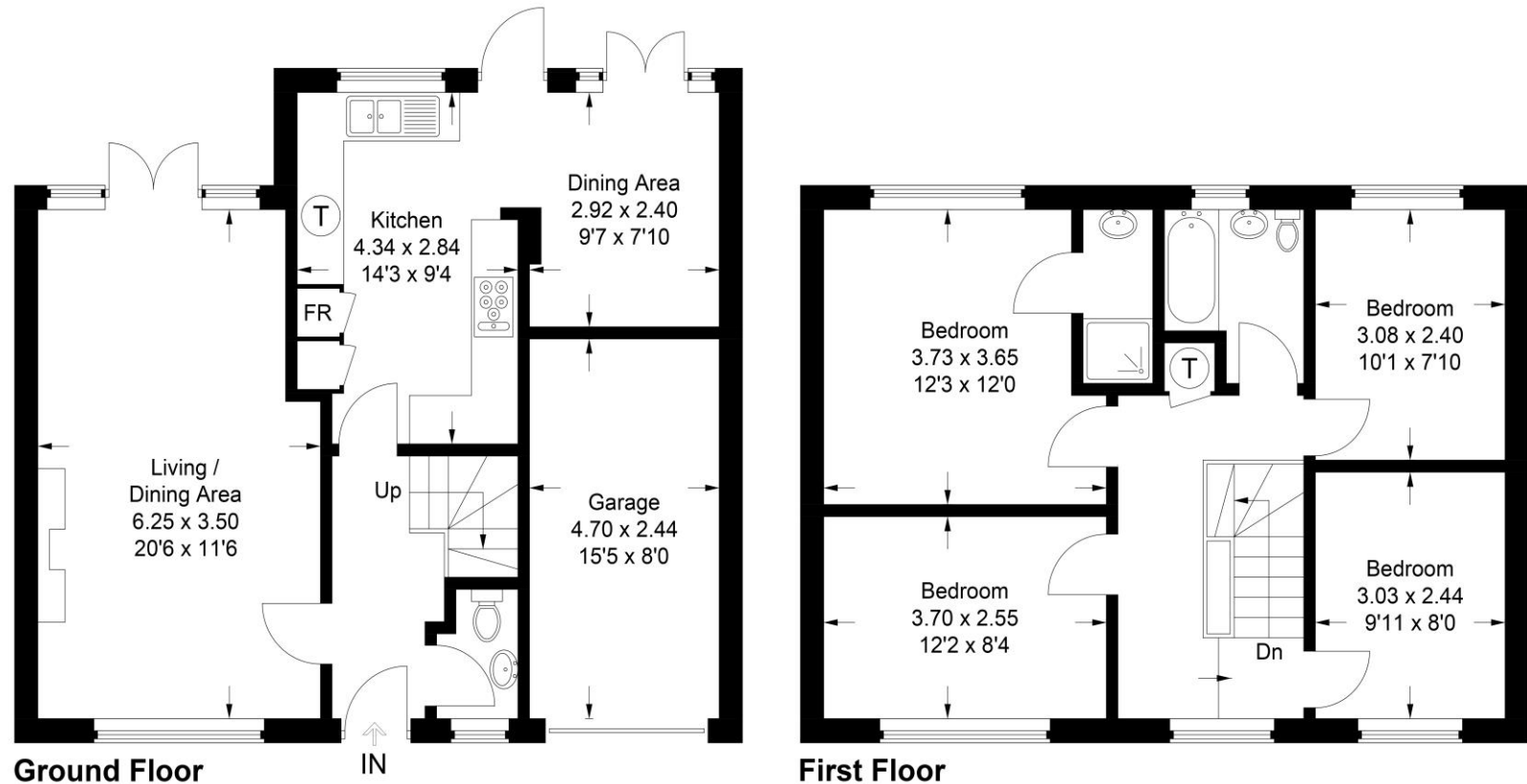


HADDENHAM

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.

27 The Gables

Approximate Gross Internal Area
Ground Floor = 51.3 sq m / 552 sq ft
First Floor = 55.4 sq m / 596 sq ft
Garage = 11.5 sq m / 124 sq ft
Total = 118.2 sq m / 1272 sq ft



Local Authority – Buckinghamshire Council

Council Tax - F

EPC - C

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.

© CJ Property Marketing Ltd Produced for For Colombs

Colombs

1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombs.co.uk

www.colombs.co.uk

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.