



Connells

Tibbs Road
Haddenham Aylesbury

Tibbs Road
Haddenham Aylesbury HP17 8ZA

For Sale Guide Price
£325,000



Property Description

Discover this perfect blend of comfort and style in this beautiful two-bedroom, two bathrooms flat situated on Tibbs Road in the sought after village of Haddenham.

This property features a bright and spacious open plan living area, sleek and modern kitchen, and two generously sized bedrooms, with an ensuite to the master bedroom and well-appointed family bathroom.

With high - quality finishes throughout and ample storage, this flat is ideal for couples, small families, or professionals, this flat also boasts a particularly large balcony, perfect to enjoy the wonderful view and watch the beautiful sunsets throughout the year.

Conveniently located close to local amenities, excellent transport links, and picturesque countryside, this home offers both tranquillity and connectivity.



Kitchen/ Living Room

12' 1" x 24' 6" (3.68m x 7.47m)

Balcony

15' 1" x 20' 5" (4.60m x 6.22m)

Bedroom One

9' x 18' 4" (2.74m x 5.59m)

Ensuite

6' 6" x 6' 1" (1.98m x 1.85m)

Bedroom Two

14' 9" x 8' 5" (4.50m x 2.57m)

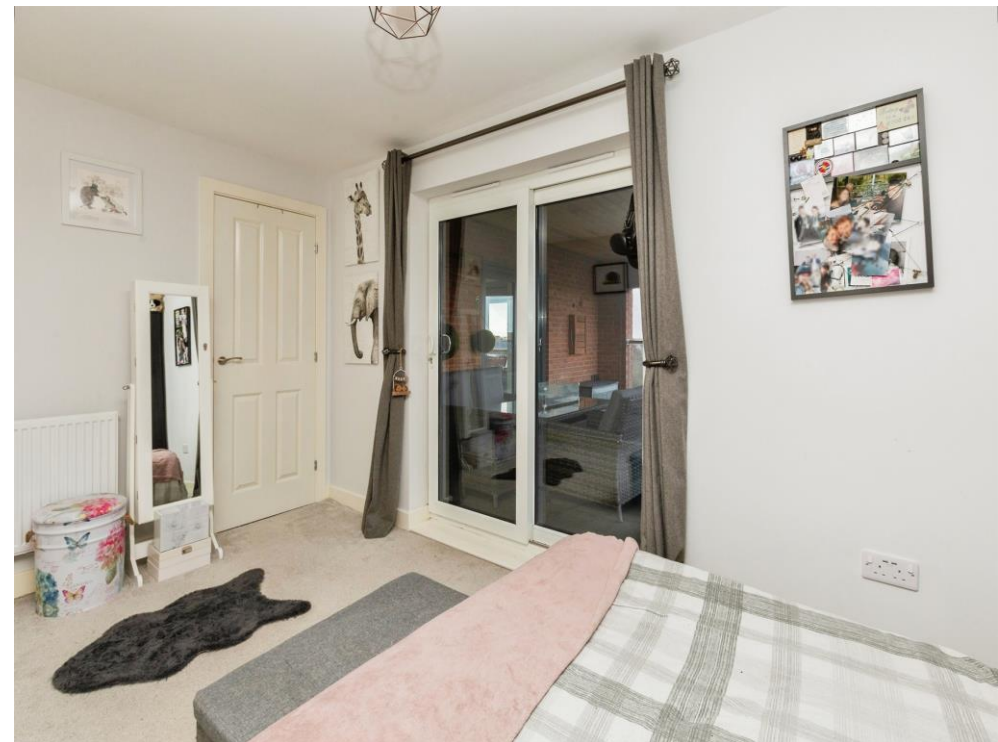
Family Bathroom

6' 1" x 7' 6" (1.85m x 2.29m)

Haddenham is a traditional Buckinghamshire village about three miles from Thame. It is one of the foremost villages in the Vale of Aylesbury with period properties, a pretty village green, three ponds, a handsome medieval church, a range of local shops, public houses, a library, a gym, dental practice, and medical centre.

With excellent transport links including only a forty-minute Journey to London Marylebone, as well as direct connection to Bicester, Oxford, and Birmingham, and only eight miles to the M40 junction 7

Haddenham also offers an annual Summerfest and Winterfest as well as monthly farmers market, whilst the nearby market town of Thame, the riverside town of Henley-on-Thames and the city of Oxford provide an excellent range of amenities, including a comprehensive range of shops, supermarkets (including a Waitrose in Thame), restaurants and schools.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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