



Roberts Road, Haddenham Aylesbury HP17 8HH



welcome to

Roberts Road, Haddenham Aylesbury

The property features entrance porch and hallway, three reception rooms and conservatory, fitted kitchen, four first floor bedrooms & bathroom, two further second floor bedrooms. Outside the property has patio area and in the middle of the garden is a swimming pool (need of renovation) lawned area at the rear with sports field behind the property, driveway providing off road parking. Internal viewing is highly recommended to fully appreciate this family home.



Accommodation Comprises

Entrance Porch

Entrance Hall

Cloakroom

Lounge

17' 7" x 11' 8" (5.36m x 3.56m)

Kitchen

17' 1" x 11' 1" (5.21m x 3.38m)

Conservatory

11' 10" x 10' 1" (3.61m x 3.07m)

Study

13' 11" x 9' 6" plus staircase (4.24m x 2.90m plus staircase)

Family Room

16' 6" x 9' 3" (5.03m x 2.82m)

Landing & First Floor

Bedroom One

12' 5" max x 13' 9" max (3.78m max x 4.19m max)

Bedroom Two

8' 5" x 11' 8" (2.57m x 3.56m)

Bedroom Three

8' 4" plus recess x 13' 7" max (2.54m plus recess x 4.14m max)

Bedroom Four

9' 2" plus recess x 17' 5" max (2.79m plus recess x 5.31m max)

Bathroom

Second Floor

Bedroom Five

11' 10" max x 10' 1" max (3.61m max x 3.07m max)

(Sloping Ceilings)

Bedroom Six

10' 2" max x 9' 7" max (3.10m max x 2.92m max)

(sloping ceilings)

Outside

Driveway

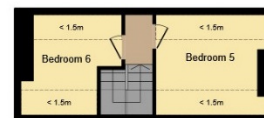
Rear Garden



Ground Floor



First Floor



Second Floor
Haddenham Village

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

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury. The village facilities include a range of shops, health centre, dentist, library, gym, vet, community centre, restaurants, post office, cafes and public houses. The historic market town of Thame has one of the most appealing high streets in the area and offers more extensive facilities including a sports centre, shops, supermarkets and a weekly open-air market. For the commuter Haddenham and Thame Parkway provides a regular service to London, Marylebone and Oxford (around 40 minutes and 30 minutes, respectively). Junctions 7 & 8 of the M40 provide good access to London Heathrow and Birmingham Airports. There is excellent schooling in the area both in the public and private sectors with the Grammar School option.



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welcome to

Roberts Road, Haddenham Aylesbury

- SIX BEDROOMS
- THREE RECEPTION ROOMS & CONSERVATORY
- BACKING VILLAGE SPORTS FIELD
- CLOSE TO VILLAGE AMENITIES & SCHOOLS
- MUST BE VIEWED

Tenure: Freehold EPC Rating: D

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL114650 - 0004

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