



40 WILLIS ROAD  
HADDENHAM BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY





**40 WILLIS ROAD  
HADDENHAM  
BUCKINGHAMSHIRE**

**AN OPPORTUNITY TO OWN/CREATE A HOME THAT HAS SCOPE TO BECOME A FOUR BEDROOM HOME RIGHT IN THE HEART OF THIS HIGHLY REGARDED VILLAGE**

**GUIDE PRICE £425,000**



## The Property

A three bedroom semi detached home that has been part extended to currently provide three bedrooms, a downstairs shower room, an extended sitting room with vertical radiators and a large new picture window.

A super kitchen which has an extensive range of shaker style units and marble effect flooring. The kitchen currently opens into a conservatory which has planning permission to replace with a single storey extension. The flooring is in situ to continue fluid lines from the kitchen.

The plans also show bifold doors opening onto the large private garden. The first floor currently offers three good sized bedrooms and a light and spacious landing. There is further planning permission for a side ground and first floor extension which would provide for a fourth bedroom and a family bathroom. The whole property has been rewired, re-plumbed throughout including a new boiler and the added benefit of some new windows.

## Outside

Driveway parking for several motor vehicles will be found to the side of the property. The front garden is laid to lawn. Gated pedestrian access will be found to the side and opens into a large garden which is also laid to lawn. This is a rare opportunity to purchase a home that you can move into - but also provides all the tools to extend and finish to your own taste.

## Location

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 is just three miles away 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 as well as many country walks

**Post code for SatNav: HP17 8HF**

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

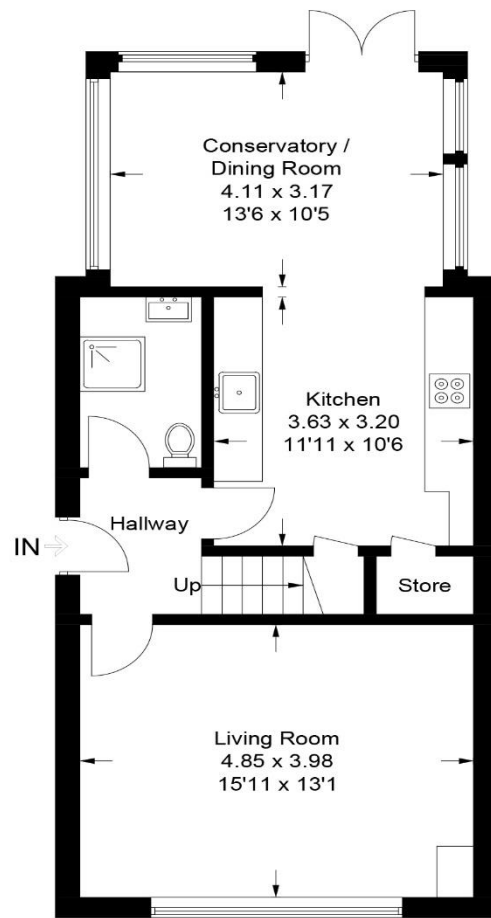
## Additional Information

- **Council Tax Band - D**
- **EPC Rating – D**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

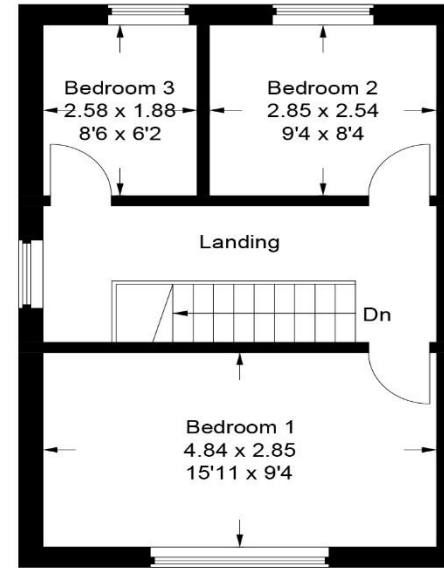
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**Ground Floor**



**First Floor**

## 40 Willis Road, Haddenham, Aylesbury, HP17 8HF

Approximate Gross Internal Area  
 Ground Floor = 56.5 sq m / 608 sq ft  
 First Floor = 37.1 sq m / 399 sq ft  
 Total = 93.6 sq m / 1,007 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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