



29 BUTTE FURLONG
HADDENHAM BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



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THIS THREE BEDROOM END OF TERRACE HOME IS LOCATED IN AN EXCEPTIONAL CORNER PLOT WITHIN THIS HIGHLY REGARDED VILLAGE

GUIDE PRICE £399,950



The Property

A spacious and well-presented three double bedroom end of terrace home which has an exceptional corner plot.

The property has been updated by the present owners and is perfect to just move in to. There is no onward chain with this one!

The entrance hall allows access to both the living space and the kitchen/breakfast area. The living space enjoys light from both the French doors onto the garden and the large window to the front.

The kitchen breakfast room is of a good size with a range of fitted base and wall units. There is plenty of room for a breakfast table. A downstairs cloakroom concludes the accommodation to the ground floor.

The first floor offers three double bedrooms and a recently fitted family bathroom. A very spacious and practical home with no onward chain.

Outside

This is a corner plot, and as such the garden size is very good. The front garden is laid to lawn, flanked with mature shrubs. A pedestrian gate allows access to the rear garden. A part walled sizable garden greets you, primarily laid to lawn with two covered stores. Perfect for storing logs for the outside wood burning stove. A lovely area to enjoy on the warm summer evenings with friends. There are also double gates at the rear of the property.

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 8JF

Mortgage

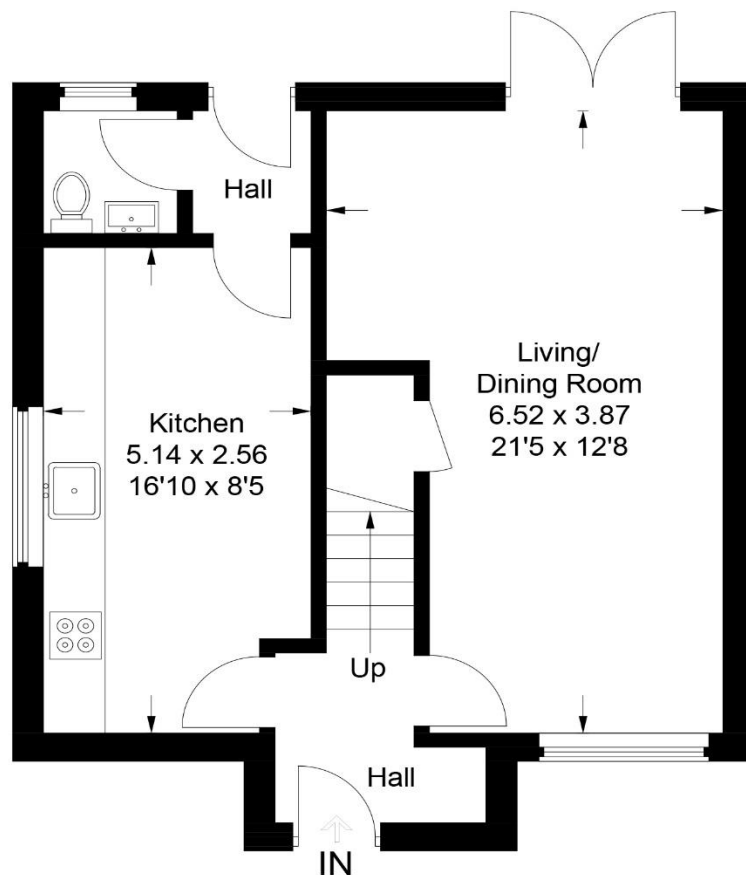
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

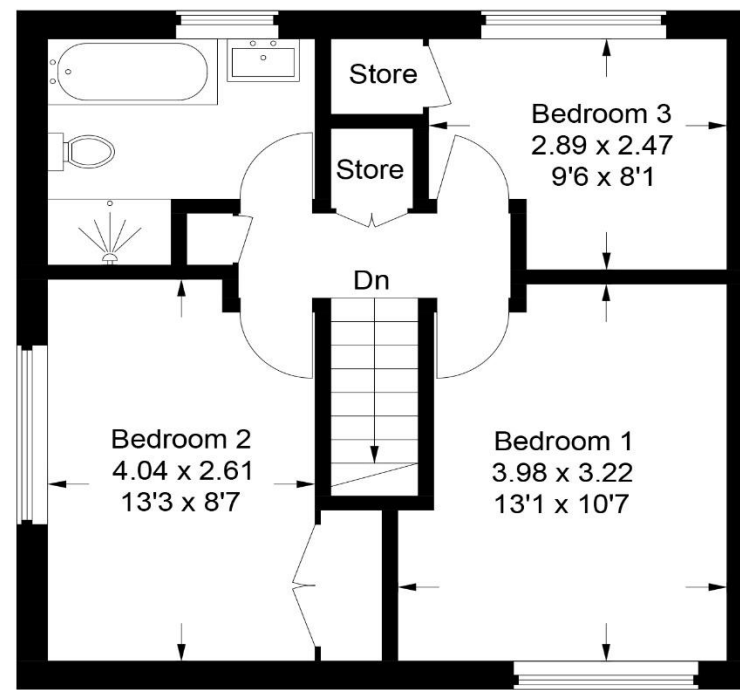
- **Council Tax Band** - C
- **EPC Rating** – C
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure** - FREEHOLD

Ref: TH/3243





Ground Floor



First Floor

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Approximate Gross Internal Area
 Ground Floor = 46.0 sq m / 495 sq ft
 First Floor = 43.6 sq m / 469 sq ft
 Total = 89.6 sq m / 964 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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