



51 SHEERSTOCK
HADDENHAM BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



51 SHEERSTOCK HADDENHAM BUCKINGHAMSHIRE

A TWO BEDROOM HOME WITHIN A
SHORT WALK OF THE RAILWAY
STATION.

THE PERFECT FIRST TIME BUY.

GUIDE PRICE: £295,000

- A PERFECT FIRST TIME HOME
- SHORT WALK TO THE STATION
- ENCLOSED GARDEN
- GAS FIRED CENTRAL HEATING
- GARAGE
- CHAIN FREE



The Property

This is a great first time buy and is perfect for someone wishing to put their own stamp on it.

The hall allows access to both the living space and the kitchen. The kitchen is fitted with a range of units and an oven with a touch operated ceramic hob.

There are double French doors from the sitting area onto the garden.

To the first floor you will find two bedrooms and a bathroom with a white suite.

This home is located in a quiet position within a highly regarded development.

Outside

There is a useful store cupboard to the side of the front door, small lawn and a flower border.

The rear garden has a paved terrace which is perfect for entertaining and additionally an area of lawn and a raised bed.

Pedestrian access to the rear of the single garage is also very useful. The garage is accessed via a small side lane.

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 countryside walks and bridleways to be enjoyed nearby

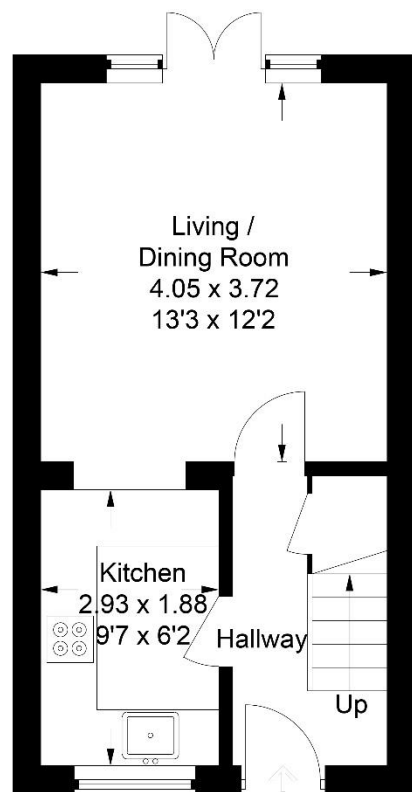
Post code for SatNav: HP17 8EZ

Additional Information

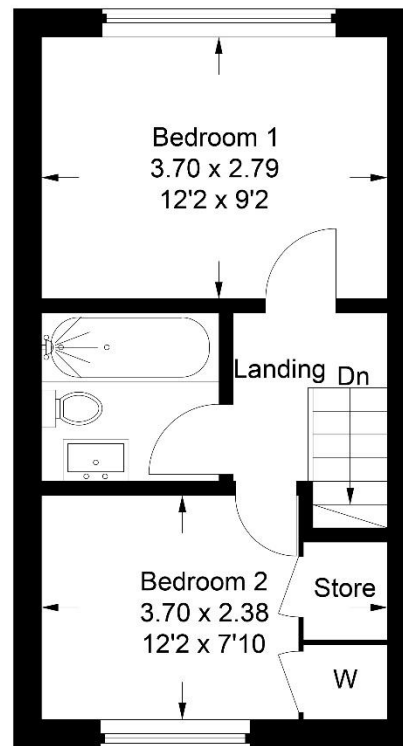
- **Council Tax Band** – C
- **EPC Rating** – C
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure** - FREEHOLD

Ref: TH/3273

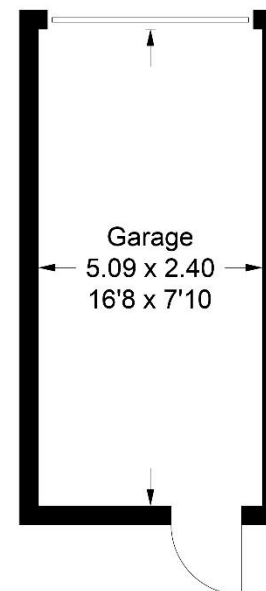




Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

51 Sheerstock, Haddenham, HP17 8EZ

Approximate Gross Internal Area
 Ground Floor = 27.3 sq m / 294 sq ft
 First Floor = 27.0 sq m / 290 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 66.5 sq m / 715 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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