



**PILOTS PLACE
HADDENHAM BUCKINGHAMSHIRE**

TIM RUSS
& COMPANY



PILOTS PLACE HADDENHAM BUCKINGHAMSHIRE

A WELL PRESENTED & MODERN
THREE BEDROOM HOME WITH OFF
STREET PARKING IN A QUIET CLOSE
NEAR TO THE STATION.

PRICE £397,500



The Property

Perfectly located for the train station, is this rarely available and immaculately presented three bedroom home in a sought after location.

The ground floor accommodation features the entrance hall which provides access to the bright and airy sitting room. From here, enter the lovely kitchen/breakfast room complete with French doors overlooking the rear garden. There is also a downstairs cloakroom.

To the first and second floors, there are three bedrooms collectively, with the second floor entirely reserved for the principal bedroom alone. This a great space complete with built in wardrobes. The family bathroom to the first floor completes the accommodation.

Outside

To the front, there is off street parking for one vehicle, together with attractive trees and shrubbery. The rear garden has features an area of shaped lawn and a decked terrace. Perfect for entertaining.

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 8NW

Mortgage

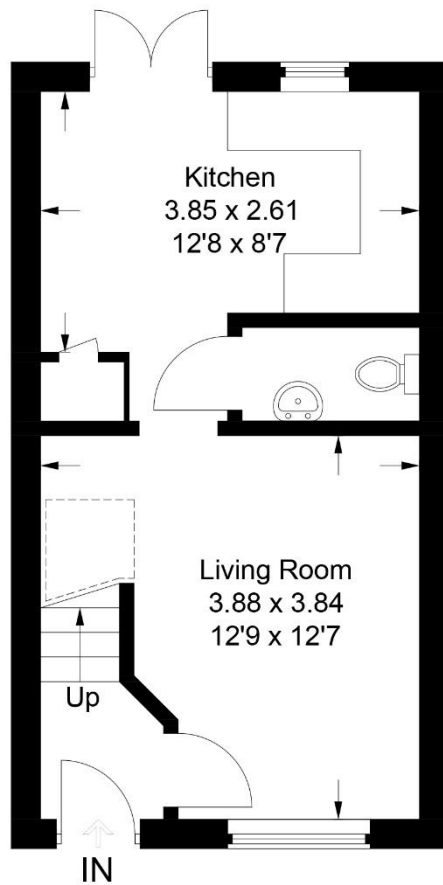
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

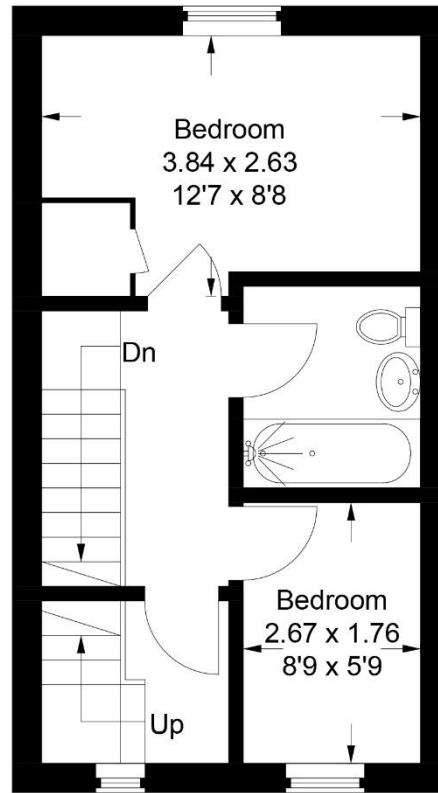
- **Council Tax Band - D**
- **EPC Rating – C**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Service Charge - TBC**
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3236




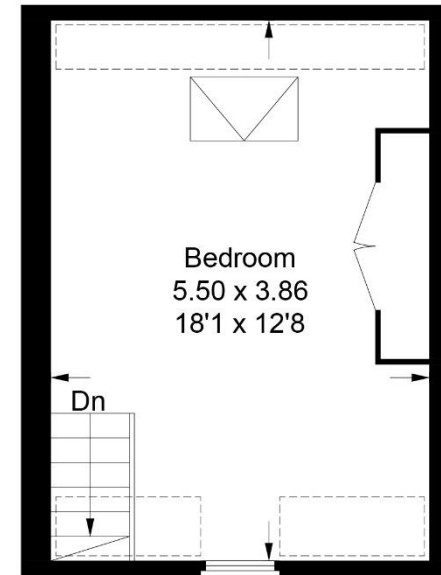


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0



Second Floor

28 Pilots Place Haddenham

Approximate Gross Internal Area
 Ground Floor = 28.8 sq m / 310 sq ft
 First Floor = 28.5 sq m / 307 sq ft
 Second Floor = 21.2 sq m / 228 sq ft
 Total = 78.5 sq m / 845 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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112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk



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