



LINDEN WAY  
FORD BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY





# LINDEN WAY FORD BUCKINGHAMSHIRE

A SPACIOUS THREE BEDROOMED  
FAMILY HOME WITH A LARGE  
PRIVATE GARDEN

**GUIDE PRICE £450,000**





## The Property

Offered to the market with excellent potential to extend (STPP) is this spacious and versatile three-bedroom family home situated on a large corner plot in a quiet no through road.

Nestled away in the lovely village of Ford, this property would certainly suit those searching for a peaceful setting with picturesque country walks nearby.

The ground floor features a bright and spacious sitting room which leads onto the conservatory. From here, enter the dining room that opens beautifully into the kitchen. This a lovely bright space with two naturally filled sky lights and doors out to the rear garden. The inner hall and cloakroom complete the ground floor accommodation.

To the first floor, there are three bedrooms, a spacious landing and a family bathroom.

## Outside

To the side, there is off street parking for multiple motor vehicles and a double garage, whilst to the rear, the super garden is an excellent size perfect for the family to enjoy.

## Location

Ford is a hamlet which is just 3 miles from Thame & Haddenham Parkway train station – ideal for the commuter, providing a regular service to London, Marylebone. The village of Haddenham provides a range of shops, health centre, dentist, library, vet, community centre, restaurants, cafes and public houses. 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.

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

## Mortgage

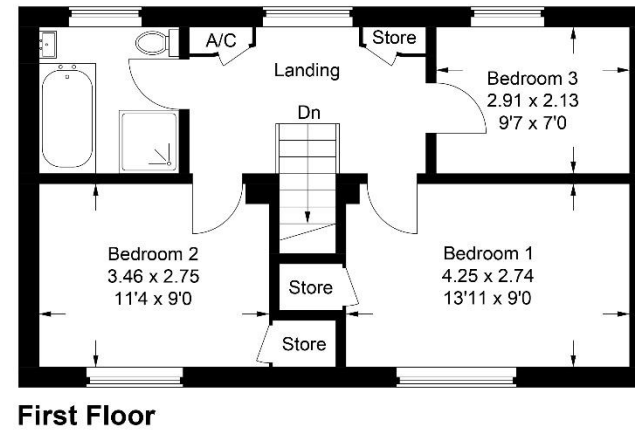
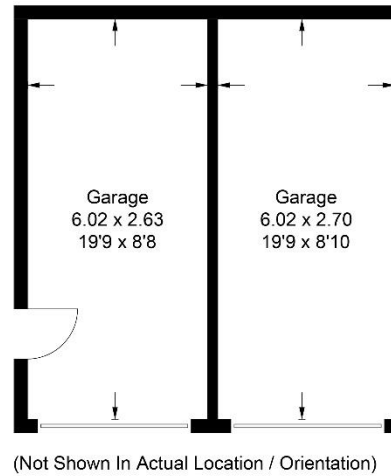
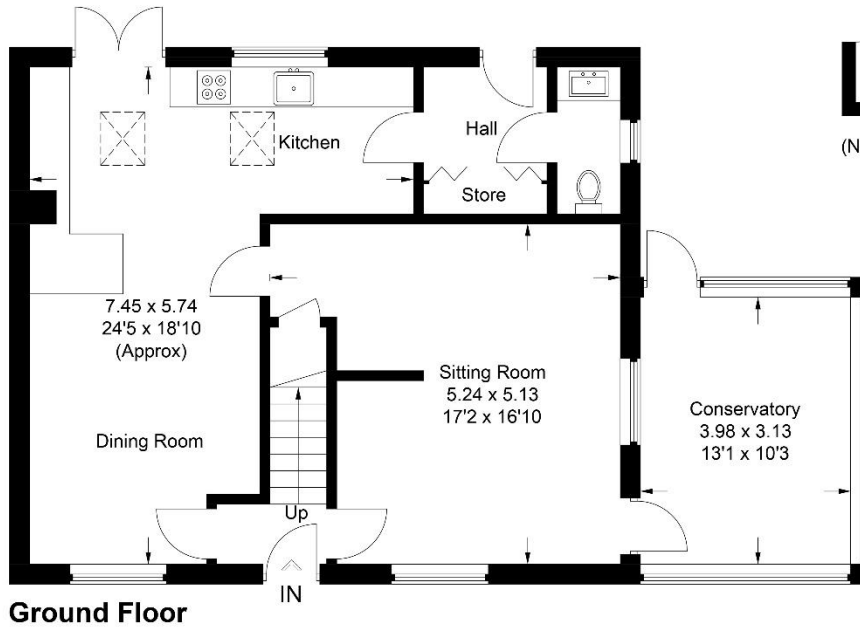
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

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

Ref: TH/3295





### 4 Linden Way, Ford, HP17 8XF

Approximate Gross Internal Area  
 Ground Floor = 80.3 sq m / 864 sq ft  
 First Floor = 45.1 sq m / 485 sq ft  
 Garages = 32.1 sq m / 345 sq ft  
 Total = 157.5 sq m / 1,694 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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