



WYKEHAM WAY HADDENHAM  
BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY



**20 WYKEHAM WAY  
HADDENHAM  
BUCKINGHAMSHIRE**

**A BEAUTIFULLY PRESENTED THREE  
BEDROOM DETACHED BUNGALOW  
WITH WRAP AROUND GARDENS**

**GUIDE PRICE £635,000**



## The Property

This is a gem. A three-bedroom detached bungalow which is presented in an immaculate order throughout and has gardens to three sides.

The recently added entrance hall is both large and beautifully light and allows access to the living accommodation as well as an internal door to the garage. The sitting dining space is of a good size and enjoys lovely views of the terraced area and side garden. There is an attractive fireplace and plenty of room for a large dining table. The kitchen is again beautifully appointed and has a range of fitted units with fitted appliances. There is an access from here to the garden.

The principal bedroom has an extensive range of fitted wardrobes and dual aspect views of the garden. There are two further bedrooms and a family bathroom. The third bedroom is quite fun as it has a lovely conservatory adjoining it and could also be a fabulous study. A smart cloakroom concludes the accommodation.

## Outside

The front garden is mainly laid to lawn with driveway parking for a number of motor vehicles. There is also a single garage and access to the side. The gardens are gorgeous and wrap around on three sides of this lovely home. You can enjoy the sunshine all day. There are areas of lawn, planted borders and sunny terraces which are perfect spaces to entertain. There is also a large

garden hobby room, which has power and light and a useful garden shed.

## 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.

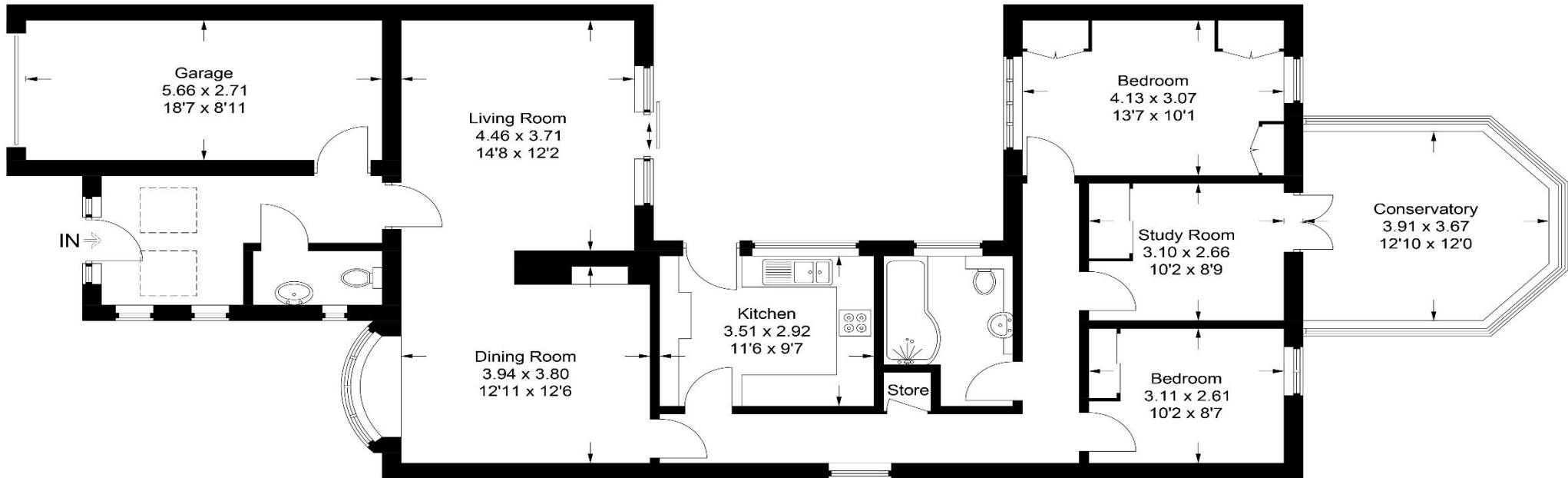
**Post code for SatNav: HP17 8BX**

## Additional Information

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

Ref: TH/3313





## 20 Wykeham Way

Approximate Gross Internal Area = 135.5 sq m / 1458 sq ft  
(Including Garage)

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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