



Long Wall, Haddenham - HP17 8DL

Guide Price £745,000

 **TIM RUSS**
& Company



Long Wall

Haddenham, Buckinghamshire

- AN EXCELLENT & MOST RARE OPPORTUNITY TO ACQUIRE THIS FOUR BEDROOM DETACHED FAMILY HOME
- SITUATED IN ARGUABLY THE MOST SOUGHT AFTER SPOT IN THE OLD PART OF THE VILLAGE
- A LOVELY, QUIET ROAD CONSISTING OF JUST FIFTEEN INDIVIDUAL HOMES
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- POTENTIAL FOR IMPROVEMENT & RE-CONFIGURATION TO MAXIMISE THE LIVING SPACE
- DOUBLE GARAGE WITH DRIVEWAY PARKING
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- LOVELY COURTYARD GARDEN WITH VARIOUS SEATING AREAS & A POND



Long Wall

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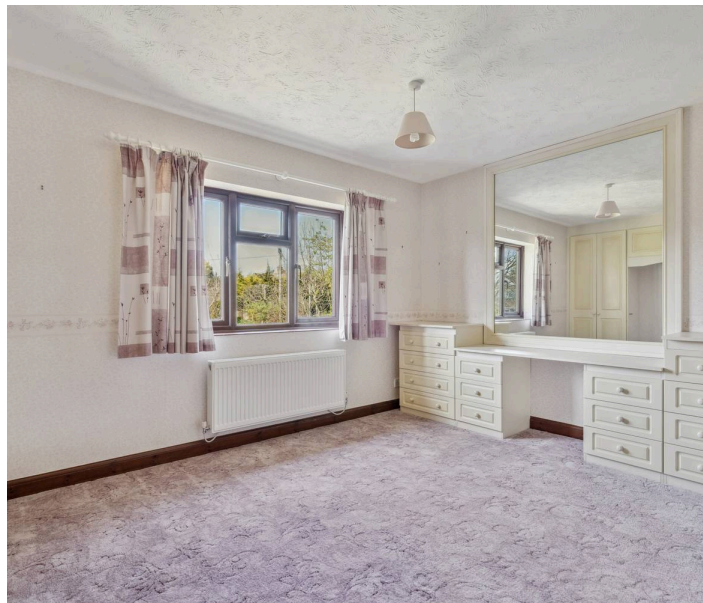
Houses in this road rarely come up for sale. We advise you to get in early to avoid disappointment! Situated in a lovely quiet road consisting of just fifteen individual homes in arguably the most sought after spot in the old part of the village, is this four bedroom, two bathroom detached family home. Offered to the market with no onward chain this opportunity presents itself with enormous potential for improvement and re-configuration to maximise the overall living space.

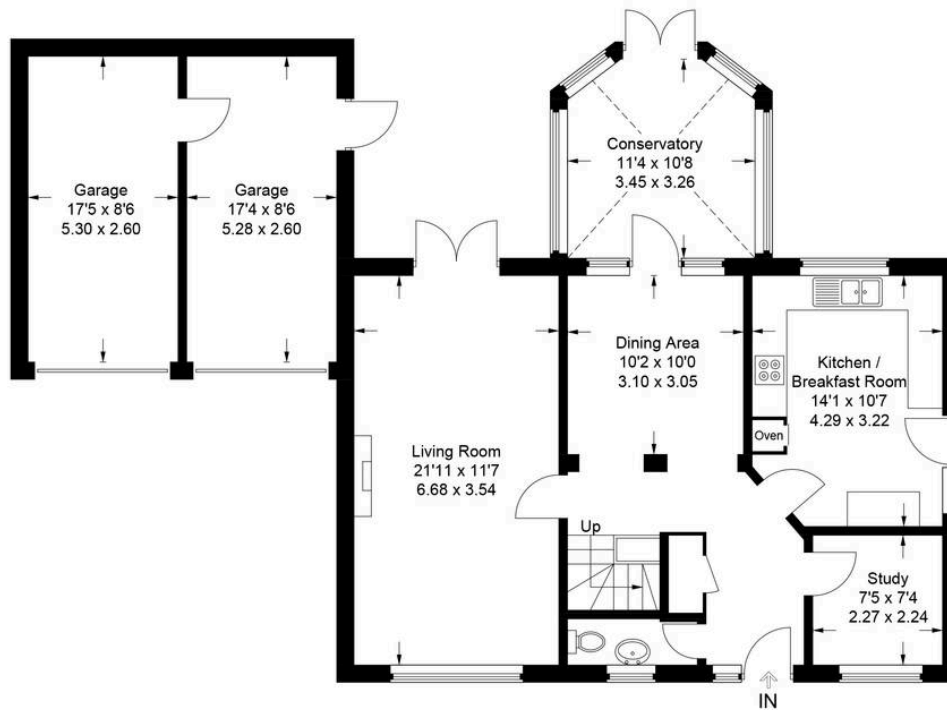
The accommodation features the entrance hall that opens into the dining space leading onto the conservatory. This could be all opened up with the kitchen/breakfast room which would create a fantastic family space. The separate sitting room is of a great size and enjoys a dual aspect with natural light flowing through effortlessly. The ground floor is completed with the downstairs cloakroom and study/office.

To the first floor, there are four bedrooms, three of which have built in wardrobe spaces. The principal bedroom offers a personal en-suite shower room and enjoys views of the courtyard garden and beyond. The shower room on the first floor completes the accommodation.

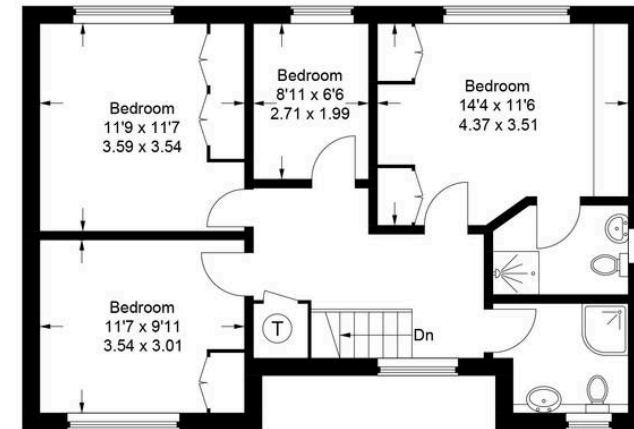
Outside

To the front, there is a double garage with parking serving two vehicles, whilst to the rear the really lovely courtyard garden has so many features telling different stories, with raised levels ideal for outside seating and a pond. **Council Tax band: G; Tenure: Freehold**





Ground Floor



First Floor

15 Long Wall

Approximate Gross Internal Area
 Ground Floor = 81.1 sq m / 873 sq ft
 First Floor = 64.4 sq m / 693 sq ft
 Garage = 28.5 sq m / 307 sq ft
 Total = 174.0 sq m / 1,873 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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Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

