



The Croft, Haddenham - HP17 8AS  
£925,000

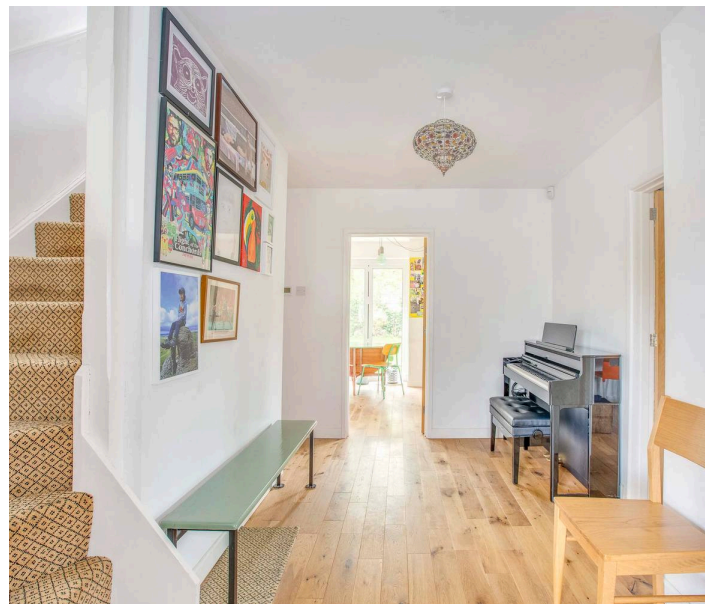




## The Croft

Haddenham, Buckinghamshire

- FLEXIBLE LIVING SPACE
- CONTEMPORARY STYLED FAMILY HOME
- PRIME LOCATION IN HEART OF VILLAGE
- LARGE KITCHEN/DINING/FAMILY SPACE, TWO SETS BI-FOLD DOORS TO GARDEN
- DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES & A LARGE SINGLE GARAGE
- GROUND FLOOR BEDROOM WITH WET ROOM
- STUDY/SITTING ROOM





# The Croft

Haddenham, Buckinghamshire

This appealing family home has been creatively extended and reconfigured providing exceptionally flexible living space, particularly if you need the option of a ground floor bedroom suite.

The large reception hall has stairs to the first floor and a communicating door into the garage.

The kitchen/dining/sitting runs across the back of the house with two sets of bifold doors opening onto the garden. The kitchen area is well fitted with a comprehensive range of units. Oak flooring runs throughout this space with a modern log burner in the sitting area. There is a large family size utility room complete with integrated appliances with access to the garden. The ground floor bedroom/family room has an ensuite wet room, which can also be accessed via the utility room. Completing the ground floor is a generous study or sitting room.

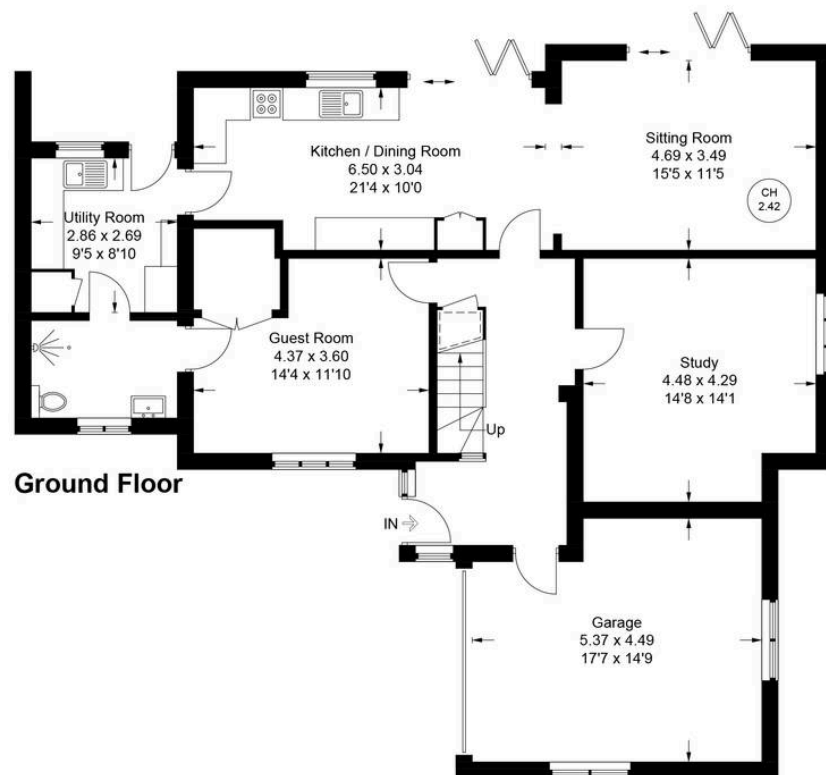
On the first floor there is a large principal bedroom with a full range of fitted wardrobe cupboards. The second bedroom has an ensuite bathroom, whilst bedroom three is served by the family bathroom.

## OUTSIDE

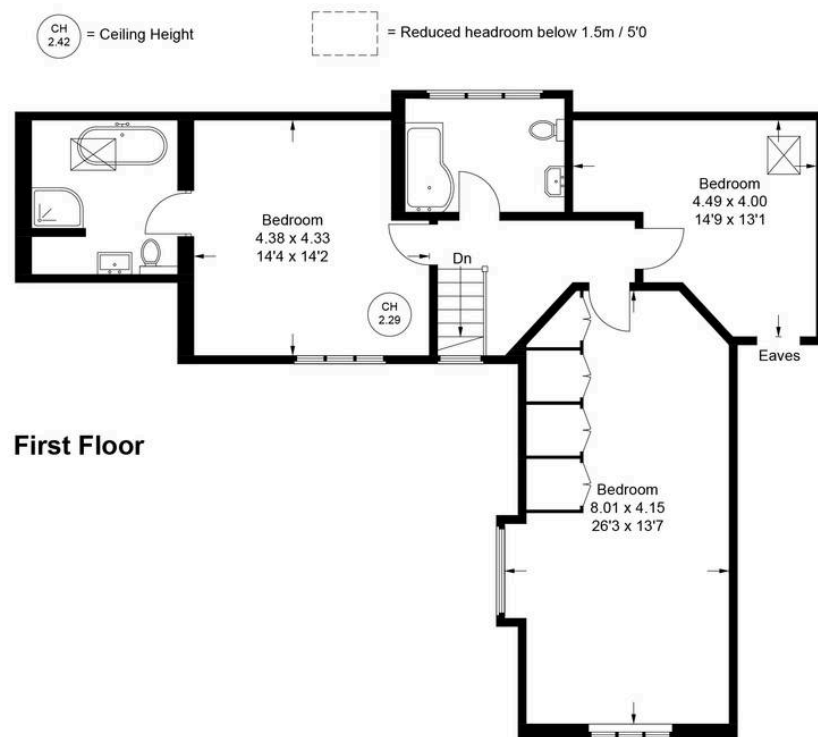
There is a generous driveway to the front along with a paved area screened from the road. The rear garden is predominantly laid to lawn, with well stocked borders and a large paved terrace. The large single garage allows space for a car as well as bikes etc and is fitted with two sets of windows, making it readily convertible to an additional living space (STPP).

Council Tax band: E; Tenure: Freehold; EPC Rating: C





**Ground Floor**



**First Floor**

## 22 The Croft, Haddenham, HP17 8AS

Approximate Gross Internal Area

Ground Floor = 127.6 sq m / 1373 sq ft (Including Garage)

First Floor = 85.4 sq m / 919 sq ft

Total = 213 sq m / 2292 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# Tim Russ and Company

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

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

