


Williams
PROPERTIES
For Sale
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www.williamsproperties.com

Dollicott
Haddenham | Aylesbury | Buckinghamshire | HP17 8JL


Williams
PROPERTIES

Williams Properties are delighted to offer to the market this three bedroom bungalow set in the heart of the Buckinghamshire village of Haddenham. The property consists of an entrance hall, living room, kitchen/breakfast room, bathroom, three double bedrooms, enclosed rear garden and off road parking. Viewing comes highly recommended on this property.

Offers in excess of £450,000

- Haddenham
- Three Double Bedrooms
- Private Garden
- Kitchen / Breakfast Room
- Semi - Detached Bungalow
- Off Road Parking
- Bathroom Suite
- Viewing Highly Recommended

Haddenham

Haddenham is situated approximately 3 miles from Thame, and boasts the Haddenham & Thame Parkway rail station with a direct link to Marylebone. The village Church, of Norman origin, is dedicated to St Mary the Virgin. There is also a Roman Catholic Church and Baptist and Methodist Chapels. Haddenham is served by Haddenham community Infant School, Haddenham Junior School and the Haddenham St Mary's Church of England School, in the catchment area for Lord Williams in Thame, Princes Risborough Upper School and the Aylesbury Grammar schools. The Village has a butcher, a baker, a greengrocer, a barber shop, a hairdresser's, a garden centre and some smaller retailers. There are also a number of cafe's, village inns and restaurants.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the living room, kitchen, bathroom, two ground floor bedrooms and stairs rising to a further bedroom.



The property is a short walk away from the local amenities. There are also good transport links via Thame and Aylesbury, which are short drive away or bus journey.



Living Room

Living room consists of sliding doors to opening into the conservatory carpet laid to floor, electric log effect fire, spotlights to ceiling, wall lights and a wall mounted radiator . Space for a sofa suite, dining table set and a range of other furniture.

Conservatory

Conservatory consists of windows to the surround, door to the rear garden, wall mounted radiator, wood effect flooring and space for a range of furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with square edge worktops, inset sink bowl unit with mixer tap and window over, space for a free standing cooker, integrated fridge/freezer, wall mounted radiator, spotlights to ceiling and a door leading out to the rear garden.

Bathroom

Bathroom is fully tiled and comprises a wc, pedestal hand wash basin, panelled bathtub with shower attachment, walk in shower, spotlights to ceiling and a window to the side aspect.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, spotlights to ceiling, wall mounted radiator, a double bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, spotlights to ceiling, wall mounted radiator, built in wardrobes and space for a double bed and other bedroom furniture.

Bedroom

Stairs rise into the bedroom consists of carpet laid to floor, spotlights to ceiling, wall mounted radiator, eaves storage, window to the rear aspect and space for a double bed and other bedroom furniture.

Rear Garden

Enclosed rear garden with a paved patio area leading to a gravelled area with plants and shrubs. A gate leads you through to the side of the property with a garden shed and gated access to the driveway.

Parking

Off road parking for a number of vehicles.

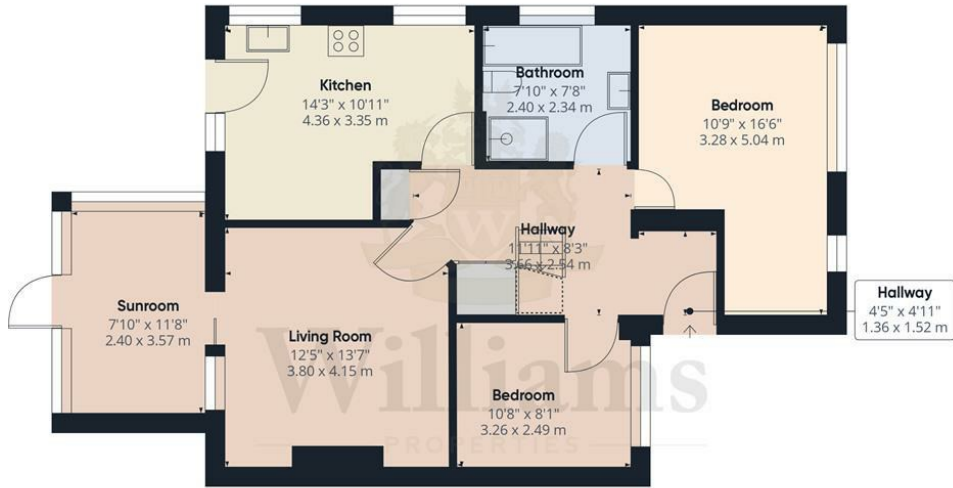
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	84
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Approximate total area⁰

1018.18 ft²
94.59 m²

Reduced headroom

56.59 ft²
5.26 m²

Excluding balconies and terraces

() Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.