



Hordern Close

Haddenham | Aylesbury | Buckinghamshire | HP17 8NA



Williams
PROPERTIES

Horden Close

Haddenham | Aylesbury | Buckinghamshire | HP17 8NA

Welcome to this charming three bedroom semi-detached house located in Haddenham, Aylesbury. Situated in the tranquil surroundings of Haddenham, this property offers a peaceful retreat from the hustle and bustle of city life. The location provides easy access to local amenities, schools, and green spaces, making it an ideal choice for those seeking a harmonious blend of convenience and serenity.

Offers in excess of £375,000

- Three Bedroom House
- Desirable Village Location
- Semi - Detached
- Two Allocated Parking Spaces
- Kitchen / Breakfast Room
- Close To Train Station

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. There are also several private independent prep schools locally - Ashfold School and Griffin House School. 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 D

Local Authority

Buckinghamshire Council

Services

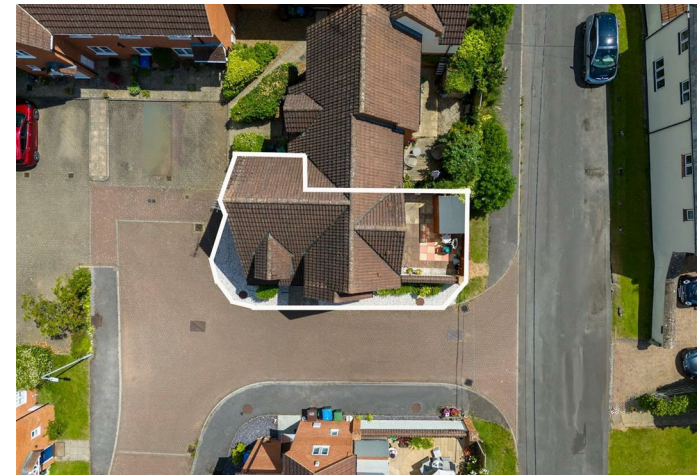
All main services available



Williams



Williams



The property is within walking distance to Haddenham & Thame Parkway Train Station with direct links to London Marylebone.



Charges

Maintenance £150 per annum

Entrance Hall

Enter through the composite front door into the entrance hall with stairs rising to the first floor and doors to the wc, kitchen and living room.

WC

Comprising a hand wash basin, wc, radiator and frosted window.

Kitchen / Breakfast Room

Kitchen/breakfast room consists of a range of wall and base mounted units with roll on worktops, inset sink bowl unit, inset gas hob and oven, space for fridge/freezer and washing machine. Windows to the side aspect, radiator, storage cupboard and space for a dining table set.

Living Room

Dual aspect living room with carpet laid to floor, radiators, light fitting to ceiling, French doors to the garden and space for a sofa set and other furniture.

First Floor

Doors to all three bedrooms and bathroom. Access to the loft space.

Bedroom

Dual aspect bedroom with fitted wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Dual aspect bedroom with carpet laid to floor, light fitting to ceiling, radiator and space for a bed and other furniture.

Bedroom

Bedroom consists of a window to the side aspect, fitted wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a range of furniture.

Bathroom

Bathroom comprises a hand wash basin unit with wc and storage, enclosed shower cubicle, tiling to splash sensitive areas, heated towel rail and a frosted window.

Rear Garden

Fully paved rear garden with gravelled borders, garden shed and gated access to the rear.

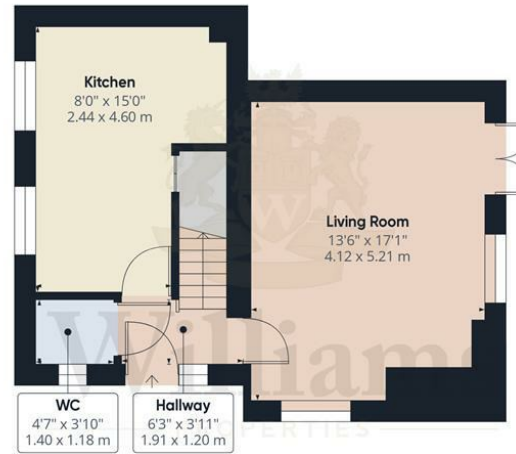
Parking

Two allocated parking spaces.

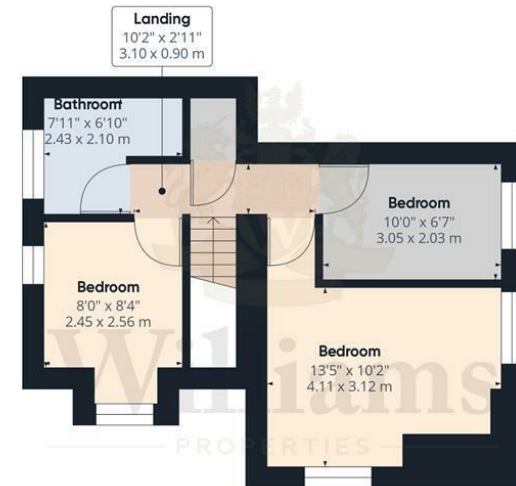
Buyer Notes

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(50-60) C			
(55-68) D				(39-49) D			
(39-54) E				(29-38) E			
(21-38) F				(11-28) F			
(1-20) G				(1-10) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area⁽¹⁾
800.51 ft²
74.37 m²

(1) Excluding balconies and terraces

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



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.