



28 Pilots Place

Haddenham | Aylesbury | Bucks | HP17 8NW



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

Offers in excess of £385,000

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.

Local Authority

Buckinghamshire Council

Services

All main services available

Council Tax

Band D

Entrance Hall

Enter through the front door into the hallway with carpeted stairs rising to the first floor landing and a door to the living room. Wall mounted radiator, laminate floor and ceiling light.



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- Desirable Location
- Three Double Bedrooms
- Off Road Parking
- Walking Distance To Train Station
- Town House
- Kitchen/Diner
- Walking Distance To Shops
- Viewings Highly Recommended

Living Room

Living room consists of a window to the front aspect, laminate flooring, light fitting to ceiling, coving, a wall mounted radiator and space for a sofa set and other living room furniture. Understairs alcove. Door to the kitchen/Diner.

Kitchen/Diner

Kitchen comprises a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, inset gas hob, oven, extractor and splashback, space for a fridge/freezer, washing machine. Further storage/larder cupboard. Window to the rear aspect, a wall mounted radiator and space for a breakfast table and chairs. Patio doors lead to rear garden.

Cloakroom

Cloakroom comprises a pedestal hand wash basin, low level w/c, tiling to splash sensitive areas, tiled flooring., light fitting to the ceiling and a wall mounted radiator.

First Floor

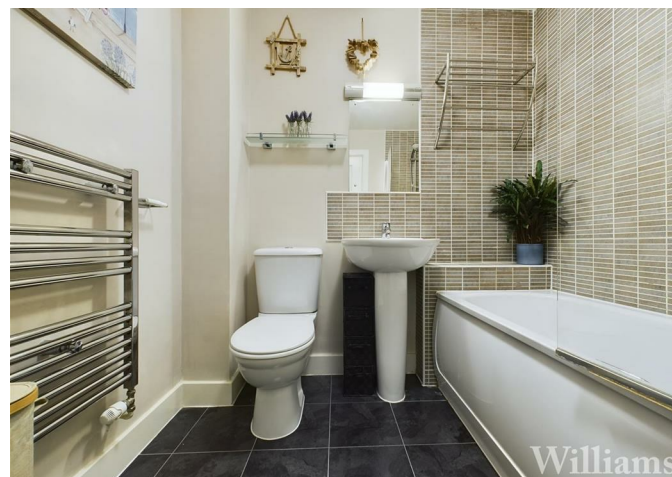
Carpeted landing with doors to all bedrooms and bathroom. Ceiling light. Further door to landing with carpeted stairs rising to top bedroom.

Bedroom

L-shaped double bedroom with window to front aspect. Storage cupboard. Carpet laid to floor, radiator and ceiling light.

Family Bathroom

Comprising:- Pedestal hand wash basin with mixer tap, low level WC, panelled bath with shower screen and shower attachment. Tiled to sensitive splash areas, heated towel rail. Laminate tiled floor, ceiling light.



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



Bedroom

A single bedroom with window to front aspect. Carpet laid to floor, ceiling light.

Second Floor

Stairs rise up into top bedroom.

Bedroom

A double sized bedroom with inbuilt wardrobe. Carpet laid to floor, ceiling light and wall hung radiator. Access to loft space. A dormer window on one side and a skylight offering more light on the other side.

Rear Garden

Enclosed by fencing. Patio and lawned area with shed at rear.

Parking

Allocated to front of property.

Buyers Notes

The property is within walking distance to the main amenities of Stone which include a Co-Op food store, public house and sports and social club and recreation ground. Stone C of E Combined School is approximately four minutes' walk away.

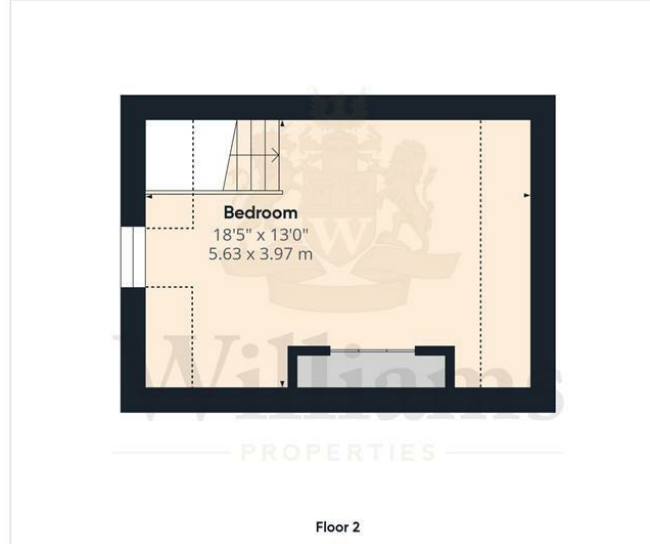
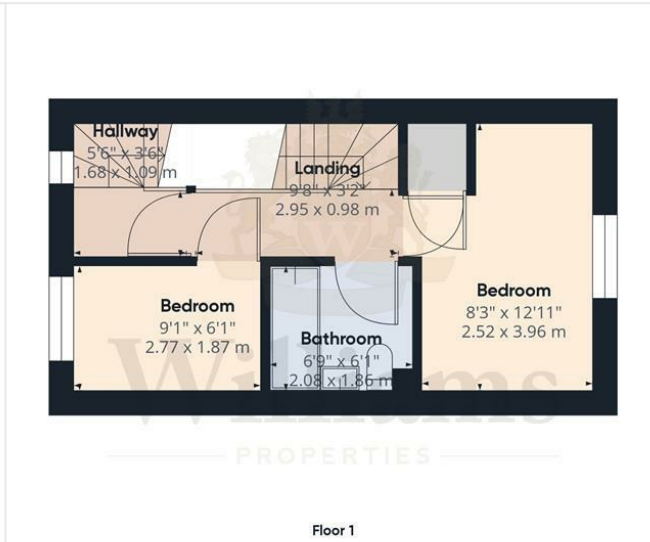
There is a service charge of £384.50 pa.



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 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) 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	



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Approximate total area⁽¹⁾

802.99 ft²

74.6 m²

Reduced headroom

63.94 ft²

5.94 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements 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.

Calculations are based on RICS IPMS 3C standard.

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.