



19 Fairfield Close

| Haddenham | Bucks | HP17 8TW





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Welcome to this immaculately presented home located in the village of Haddenham, Aylesbury. This modern semi detached house boasts from a kitchen, good size lounge/diner, downstairs w/c, three double bedrooms one with an ensuite and a family bathroom. Outside a garage, driveway and to the rear an enclosed rear garden. Don't miss out on the opportunity to make this house your home in the charming village of Haddenham.

Asking price £525,000

## 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. 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.

## Local Authority

Buckinghamshire Council

## Services

Air Source Heat Pump

Mains Electric

Broadband

Mains Water

## Council Tax

Band D







- Village Of Haddenham
- Three Double Bedrooms
- Log Burner
- Garage And Driveway
- Aylesbury Grammar School Catchment
- Semi Detached House
- Ensuite To Main Bedroom
- Field Views To The Rear
- Walking Distance To All Amenties
- Viewings Highly Recommended

#### Entrance Hall

Enter through the front door into entrance hall featuring a light pendant to the ceiling and carpet laid to the floor. There are doors leading to the lounge/diner, downstairs wc, kitchen and stairs rising to the first floor.

#### Kitchen

Kitchen comprising of spotlighting to ceiling and part tiling to splash sensitive areas of the walls, roll top worksurfaces, window to the front aspect, inset oven with hob and extractor fan, tiled flooring and integrated fridge freezer, stain of steel inset sink with draining board and mixer tap. Integrated washing machine fridge freezer and dishwasher.

#### Lounge/Diner

A spacious lounge/diner consisting of carpet laid to the floor, fitted light pendant to the ceiling, a set of patio doors leading out to the rear garden, under-stair storage and wall mounted radiators. There is a stylish working log burner mounted on a granite base. Plenty of space for dining set, sofa set and other living room furniture.

#### Downstairs Wc

Downstairs Wc of which consists of Tiled flooring, spot lighting to the ceiling, a wall mounted radiator, hand wash basin and mixer tap, low level WC and frosted window to front aspect.



The property is in walking distance of the local amenities and to Haddenham and Thame parkway station. There are also good transport links via Thame and Aylesbury, which are a short drive away or bus journey. There is direct access by bus or train in around thirty minutes to Oxford with a stop along the route to Bicester village .



**First Floor**

Carpeted stairs rising to the first floor landing from the hallway, with doors leading to all three bedrooms and the main bathroom. Further door to airing cupboard.

**Bedroom**

A generous sized bedroom consists of carpeted flooring, fitted wardrobes, a light pendant to the ceiling, a window to the rear aspect, a wall mounted radiator and space for a super king size bed and other bedroom furniture. Door to the ensuite.

**Ensuite**

Ensuite consists of tiled flooring, spotlights to the ceiling, tiled to splash sensitive areas, a heated towel rail, hand wash basin and mixer tap, shower cubicle, low level WC and a skylight window.

**Bedroom**

Bedroom consists of carpeted flooring, a light pendant to the ceiling, a set of windows to the rear aspect, a wall mounted radiator and space for a king size bed and other bedroom furniture.

**Bedroom**

Bedroom consists of carpeted flooring, a light pendant to the ceiling, a window to the front aspect, a wall mounted radiator and space for a double bed and other bedroom furniture.

**Bathroom**

Bathroom consists of spot lighting to the ceiling, a frosted window to the front aspect, a heated towel rail, tiled flooring, a hand wash basin with a mixer tap and tiling to splash sensitive areas, a low level WC and a bath with overhead shower and glass screen.

**Rear Garden**

Enclosed rear garden comprising of a patio area leading to an expanse of lawn and enclosed with a timber fence. There is a green house on a concrete base and a further patio area to the rear of the garden this is a perfect area for entertaining whilst soaking up the field views. Door leading into the garage.

**Garage And Driveway**

There is a driveway to the front of the garage. Front garden with path leading to the front door and lawn laid to the remainder. Garage with up and over door and features power, lighting and a courtesy door leading into the garden.

**Buyers Notes**

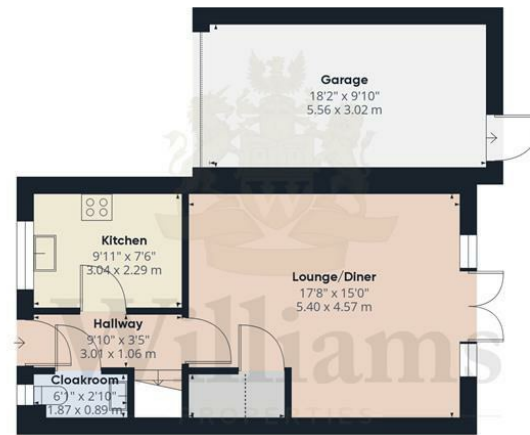
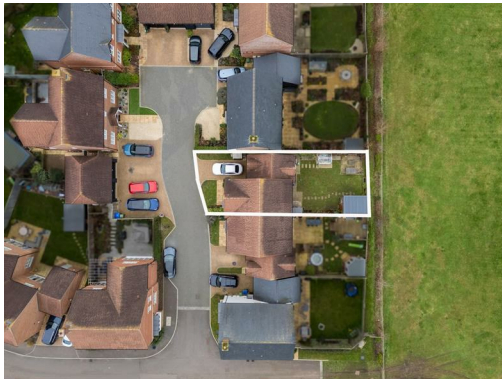
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>97</b>	(02 plus) <b>A</b>		
(81-91) <b>B</b>			(01-01) <b>B</b>		
(69-80) <b>C</b>			(00-00) <b>C</b>		
(55-68) <b>D</b>			(00-00) <b>D</b>		
(39-54) <b>E</b>			(00-00) <b>E</b>		
(21-38) <b>F</b>			(01-01) <b>F</b>		
(1-20) <b>G</b>			(01-01) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

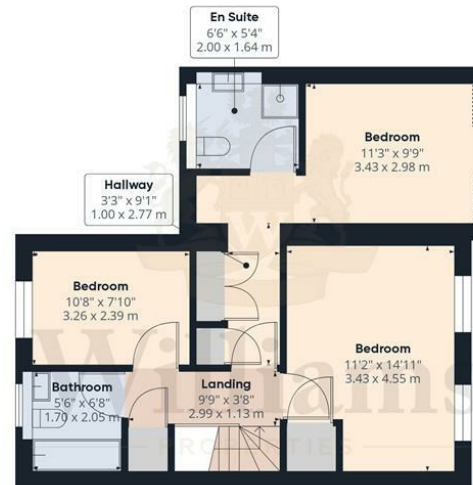




Williams



Floor 0 Building 1



Floor 1 Building 1



**Approximate total area<sup>®</sup>**

1147.86 ft<sup>2</sup>

106.64 m<sup>2</sup>

**Reduced headroom**

12.43 ft<sup>2</sup>

1.15 m<sup>2</sup>

(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, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.