



7 Brook Meadow

Haddenham | Aylesbury | Buckinghamshire | HP17 8TG



Williams
PROPERTIES

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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 good sized kitchen/lounge/diner, downstairs cloakroom, three double bedrooms one with an ensuite and a family bathroom. Outside a garage, driveway and to the rear a enclosed rear garden. Don't miss out on the opportunity to make this house your home in the charming village of Haddenham.

Guide price £514,500

- Village Of Haddenham
- Three Double Bedrooms
- Ensuite To Main Bedroom
- Garage And Driveway
- Walking Distance to All Amenities
- Aylesbury Grammar School Catchment
- Semi Detached House
- Immaculate Order Throughout

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

Entrance Hallway

Enter through the front door into entrance hall featuring spotlights to the ceiling and wood effect flooring with underfloor heating. There are doors leading to the open plan kitchen/lounge/diner, downstairs cloakroom and carpeted stairs rising to the first floor.

Cloakroom

This downstairs cloakroom consists of tiled flooring, spot lighting to the ceiling, a hand wash basin with mixer tap, low level WC and a small 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 .



Kitchen / Living Area

A modern kitchen comprising of spotlights to ceiling, tiling to splash sensitive areas of the walls, a window to the front aspect with made to measure shutters, a range of wall and base mounted units including an inset oven with gas hob and extractor, an integrated fridge freezer and an inset sink with a water softener, draining board, mixer and filtered tap. Wood effect flooring featuring underfloor heating and a breakfast bar area with space for bar stools.

A spacious lounge/diner area consisting of tiled flooring with underfloor heating, spotlights on the ceiling, a set of patio doors leading out to the rear garden with made to measure, high quality shutters and under-stair storage. Plenty of space for dining set, sofa set and other living room furniture.

First Floor Landing

Carpeted stairs rising to the first floor landing from the hallway, with more wood effect flooring, doors leading to all three bedrooms and the main bathroom. Further door to a storage cupboard and other made to measure storage solutions.

Bedroom

A generous sized bedroom consists of wood effect flooring, fitted wardrobes, spotlights to the ceiling, bespoke fitted drawers/cupboard, a window to the rear aspect with high quality made to measure shutters, a wall mounted radiator and space for a super king size bed and other bedroom furniture. Door to the ensuite.

Bedroom

Bedroom consists of wood effect flooring, spotlighting to the ceiling, a set of windows to the rear aspect with made to measure shutters, a wall mounted radiator, bespoke fitted cupboards and space for a king size bed and other bedroom furniture.

En Suite

En suite 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 wood effect flooring, spotlighting to the ceiling, a window to the front aspect with shutters, bespoke made hand crafted wooden desk, wall mounted radiator and space for a double bed and other bedroom furniture.

Bathroom

Bathroom consists of spot lighting to the ceiling, a 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.

Garden

Enclosed South West facing rear garden comprising of a patio area leading to an expanse of lawn, enclosed with a timber fence. A series of cherry trees have been planted for privacy along the back fence of the property which also feature lighting. Other outdoor lighting surrounds the fence border. An electric awning if fitted above the patio area to provide shade. Door leading into the car port.

Garage & Driveway

There is a driveway to the front featuring a car port with space to park up to two vehicles. Front garden with path leading to the front door and lawn laid to the remainder. Car port with up and over electric door that features power, lighting, water supply and a courtesy door leading into the garden.

Buyer Notes

Please be advised there is an estate management charge of approximately £420.00 per annum which is applicable for this property.

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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(48-54) E		
(35-47) F		
(1-34) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-35) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



Floor 0



Floor 1



Approximate total area⁽¹⁾

893.74 ft²

83.03 m²

Reduced headroom

7.44 ft²

0.69 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, 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.