

# 3 CRABTREE ROAD

HADDENHAM, BUCKINGHAMSHIRE HP17 8AT



HAMNETT  
HAYWARD

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**A two/three bedroom 1930's semi-detached house in need of updating with potential to extend set in a large mature garden**

3 Crabtree Road is a most attractive semi-detached house constructed in the 1930's from red-brick elevations under a tiled roof set on a much sought after residential side road located in the heart of the village. Positioned in a large mature part walled plot, the property offers scope to extend both to the side and rear (subject to planning permission).

Internally accommodation currently comprises of a spacious hall, open-plan living/dining room with fireplace and bay window, kitchen fitted with a range of base and wall storage units and a single story extension constructed in the 1970's that provides an additional reception room or bedroom. On the first floor there are two double bedrooms and a bathroom.

Outside 3 Crabtree Road is set back in its plot with a paved drive and garden laid mainly to lawn all enclosed by a low level brick wall and natural hedge. Pedestrian side access leads to large mature south facing garden enclosed by both a modern rendered wall and close boarded fence work. The garden is laid mainly to lawn and includes a patio area and mature flower borders. The rear garden also provides access to a utility room housing a modern Vaillant gas fired boiler and further store room.

In our opinion 3 Crabtree Road offers a unique opportunity to acquire a character semi-detached house with a generous plot, offering scope to re-design and extend.

“AN ATTRACTIVE BAY FRONTED SEMI-DETACHED HOUSE OFFERING SCOPE TO EXTEND\* LOCATED IN A SOUGHT AFTER RESIDENTIAL ROAD LOCATED WITHIN THE HEART OF THE VILLAGE”



## AT A GLANCE

- Two/Three bedroom semi-detached house in need of updating
- Lovely setting within a highly sought after village
- Scope to further extend (subject to planning approval)
- Attractive part walled gardens and off street parking
- Nearby mainline railway station for services into London Marylebone (40 mins)



## SUMMARY

- Entrance hall
- Open plan living/dining room
- Kitchen
- Utility room
- Study/Bedroom three
- Two first floor bedrooms
- Bathroom
- Large part walled garden
- Store and potting shed
- Vacant possession with no onward chain
- In need of updating throughout
- Potential to extend (subject to planning)
- Highly sought after position in the heart of the village
- Haddenham & Thame Parkway (London Marylebone in 36 minutes)



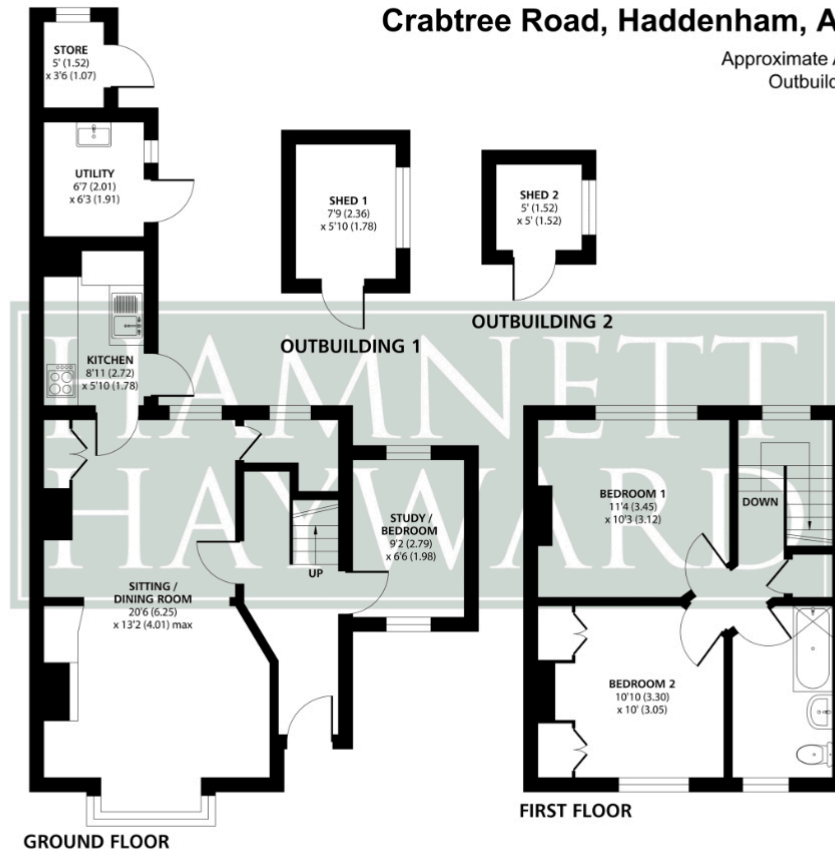
## Crabtree Road, Haddenham, Aylesbury, HP17

Approximate Area = 842 sq ft / 78.2 sq m

Outbuildings = 128 sq ft / 11.8 sq m

Total = 970 sq ft / 90 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1106159

## LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from the Oxfordshire town of Thame and seven miles from Aylesbury. Several times winners of 'Village of the Year' in their region, Haddenham is the largest of the four Wychert villages in Bucks. Wychert is the name given to the mud and wattle walls that are a common sight in the village. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury duck. There are a comprehensive range of amenities in the village including a post office, two public houses, a parade of shops and a popular garden centre and farm shop. For schooling, three reputable primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools. The private sector is also catered for with Ashfold School in nearby Dorton. In addition the commuter is well catered for with a railway station in the village and a short walk from the property, providing regular direct line services to London, Marylebone (from 37 mins) or Birmingham. For motorists, the M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford for larger department stores or further amenities.

## ADDITIONAL INFORMATION

Services: Mains water, gas & electricity

Heating: Gas fired central heating to radiators

Energy Rating: Current D (60) Potential B (84)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8AT

Council Tax Band: D

Tenure: Freehold

GUIDE PRICE £495,000



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