



TR
TIM RUSS
FOR SALE 01844 217722

12 Runfurrow, Haddenham - HP17 8JH

Guide Price £345,000

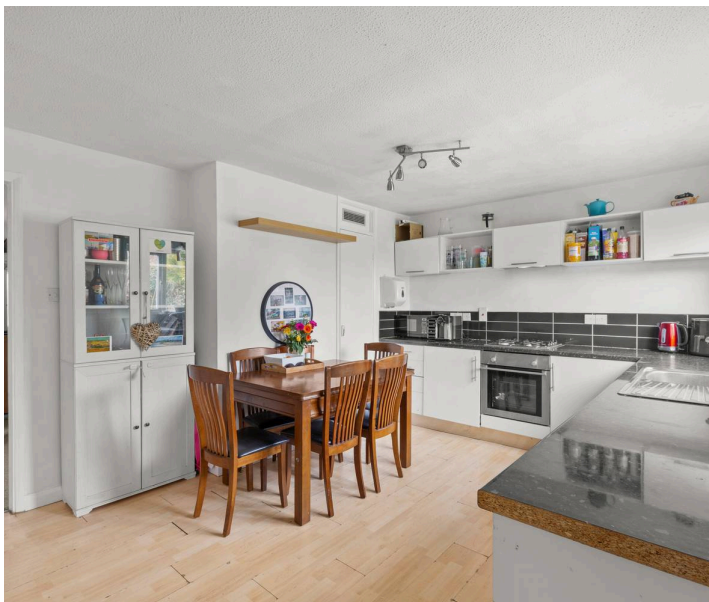




12 Runfurrow

Haddenham, BUCKINGHAMSHIRE

- TUCKED AWAY AT THE END OF A QUIET CLOSE WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES
- A SPACIOUS SITTING ROOM
- WELL APPOINTED KITCHEN/DINING SPACE OVERLOOKING THE PRIVATE REAR GARDEN
- TWO EXCEPTION DOUBLE BEDROOMS AND A SPACIOUS BATHROOM
- USEFUL DOWNSTAIRS CLOAKROOM
- GARDENS TO BOTH FRONT AND REAR
- DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES
- A LOVELY HOME IN A GREAT SPOT PERFECT FOR FIRST TIME BUYERS OR DOWNSIZERS .
- USEFUL GARDEN STORE
- NO ONWARD CHAIN



12 Runfurrow

Haddenham, BUCKINGHAMSHIRE

Tucked away at the head of a quiet cul-de-sac, this beautifully presented home offers an excellent opportunity for first-time buyers and those looking to downsize alike. Combining comfort, practicality and a highly convenient location, this property is sure to appeal.

The accommodation begins with a bright and spacious living room, perfect for both relaxing and entertaining, enhanced by an abundance of natural light. To the rear, a well-appointed kitchen/dining room provides an ideal space for modern living, with pleasant views over the garden—perfect for everyday meals or hosting family and friends. A useful downstairs cloakroom completes the ground floor.

To the first floor, there are two generously sized double bedrooms, both offering comfortable and well-proportioned accommodation. The family bathroom is spacious and well presented, creating a relaxing space to unwind.

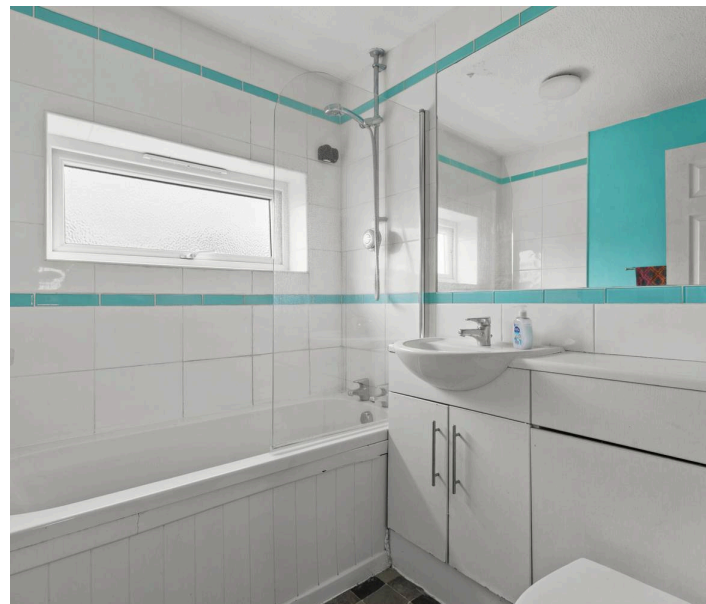
The property benefits from driveway parking for several motor vehicles. Both the front and rear gardens are of a good size with a useful store in the back garden. The home is ideally situated within walking distance of a range of local amenities, ensuring convenience is always at hand.

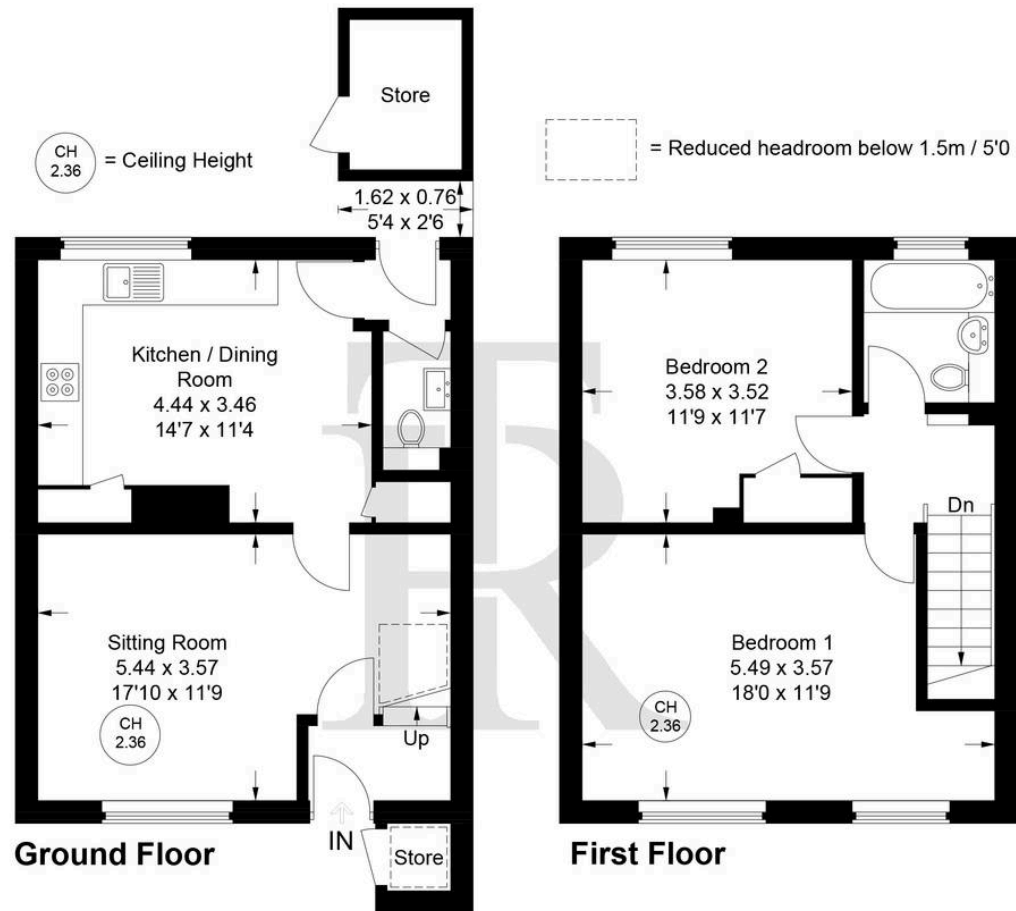
With NO ONWARD CHAIN a great opportunity to be enjoying the summer in a new home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





12 Runfurrow, HP17 8JH

Approximate Gross Internal Area
 Ground Floor = 39.8 sq m / 428 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Stores = 3.8 sq m / 41 sq ft
 Total = 83.2 sq m / 895 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.