



Churchway, Haddenham - HP17 8HB

Guide Price £535,000

 **TIM RUSS**
& Company



43 Churchway

Haddenham, Buckinghamshire

- A GREAT FOUR BEDROOM FAMILY HOME WITH OODLES OF POTENTIAL TO EXTEND SUBJECT TO PLANNING
- EXCEPTIONAL PLOT WHICH IS BOTH PRIVATE AND LARGE
- SITTING ROOM WITH DOUBLE DOORS ONTO THE GARDEN
- SINGLE GARAGE WITH WORKSHOP
- HIGHLY POPULAR LOCATION WITHIN THIS HIGHLY REGARDED VILLAGE
- THREE FIRST FLOOR BEDROOMS AND A FURTHER DOUBLE BEDROOM ON THE SECOND FLOOR
- NO ONWARD CHAIN



Churchway

Haddenham, Buckinghamshire

Nestled in the highly regarded village, this exceptional 4-bedroom semi-detached house offers a fantastic opportunity for a growing family. Boasting a spacious sitting room with double doors opening onto the garden, this property invites in ample natural light, creating a warm and inviting atmosphere.

The plot, both private and generously sized, provides the perfect canvas for potential extensions, subject to planning permission. The single garage with a workshop offers additional space for hobbies or storage needs. With three bedrooms on the first floor and an additional double bedroom on the second floor, this home provides flexibility for various living arrangements.

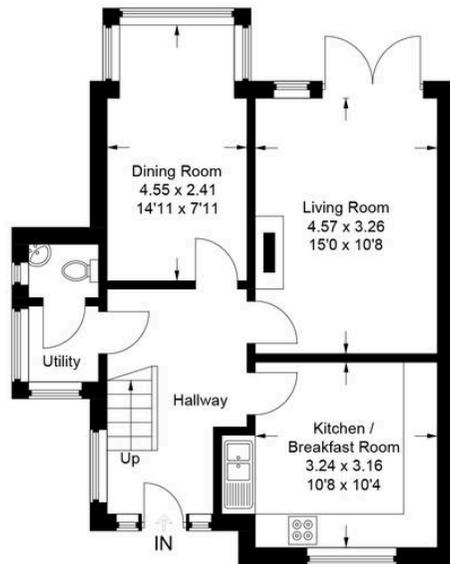
Situated in a highly sought-after location, this property presents a rare chance to secure a family home in a peaceful and friendly neighbourhood. With the added benefit of no onward chain, this house is ready to become your future home.

Council Tax band: E

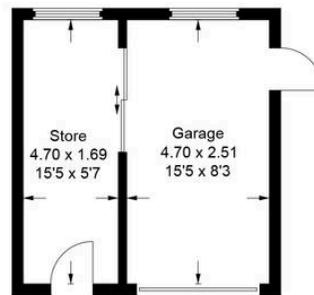
Tenure: Freehold

EPC Energy Efficiency Rating: D

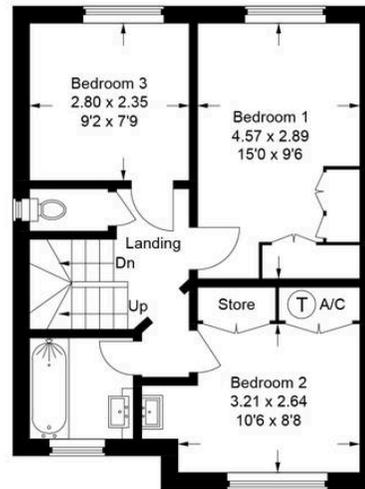




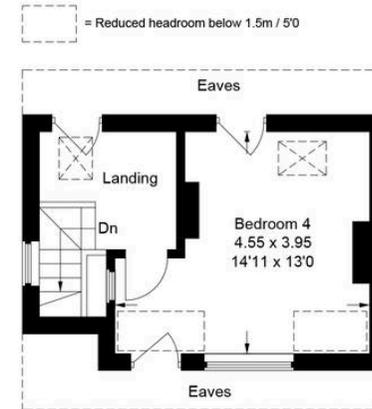
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



Second Floor

43 Churchway, Haddenham, HP17 8HB

Approximate Gross Internal Area

Ground Floor = 52.1 sq m / 561 sq ft

First Floor = 45.6 sq m / 491 sq ft

Second Floor = 22.8 sq m / 245 sq ft

Garage / Store = 20.7 sq m / 223 sq ft

Total = 141.2 sq m / 1,520 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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