



8 Hedgehog Way, Haddenham - HP17 8FX

Guide Price £525,000

 **TIM RUSS**  
& Company



## 8 Hedgehog Way

Haddenham, BUCKINGHAMSHIRE

- BUILT BY THE HIGHLY REGARDED DANDARA. A SUPER THREE BEDROOM HOME
- BEAUTIFULLY ENHANCED BY THE CURRENT OWNERS
- UPGRADED KITCHEN/DINING/FAMILY SPACE WITH DOUBLE DOORS INTO THE GARDEN
- LIGHT AND SPACIOUS SITTING ROOM
- USEFUL UTILITY SPACE AND CLOAKROOM
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- TWO FURTHER BEDROOMS (THE SMALLEST OF WHICH IS CURRENTLY A DRESSING AREA) AND A WELL APPOINTED FAMILY BATHROOM
- LANDSCAPED GARDEN WITH EXTRA ENTERTAINING SPACES PERFECT FOR FRIENDS AND FAMILY.
- WITHIN A SHORT STROLL FROM A LARGE OPEN SPACE PERFECT FOR DOG WALKING
- DRIVEWAY PARKING FOR TWO MOTOR VEHICLES



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Built by the highly regarded Dandara, this beautifully presented three-bedroom home has been thoughtfully upgraded by the current owners to offer stylish, modern living throughout.

The ground floor features a superb open-plan kitchen, dining and family area, ideal for both everyday living and entertaining, with double doors allowing plenty of natural light to flow in. A spacious sitting room provides a comfortable and relaxing retreat, while a separate utility area and cloakroom add practicality and convenience.

Upstairs, the principal bedroom benefits from its own ensuite shower room, creating a private space to unwind. Two further bedrooms are served by a contemporary family bathroom, making the property well suited to families or guests.

Finished to a high standard, this home is ready to move straight into and enjoy.

Externally, the property is ideally located within walking distance of a large open green space, perfect for dog walking and outdoor leisure, while still offering easy access to local amenities.


Early viewing is highly recommended to fully appreciate all that this superb home has to offer.

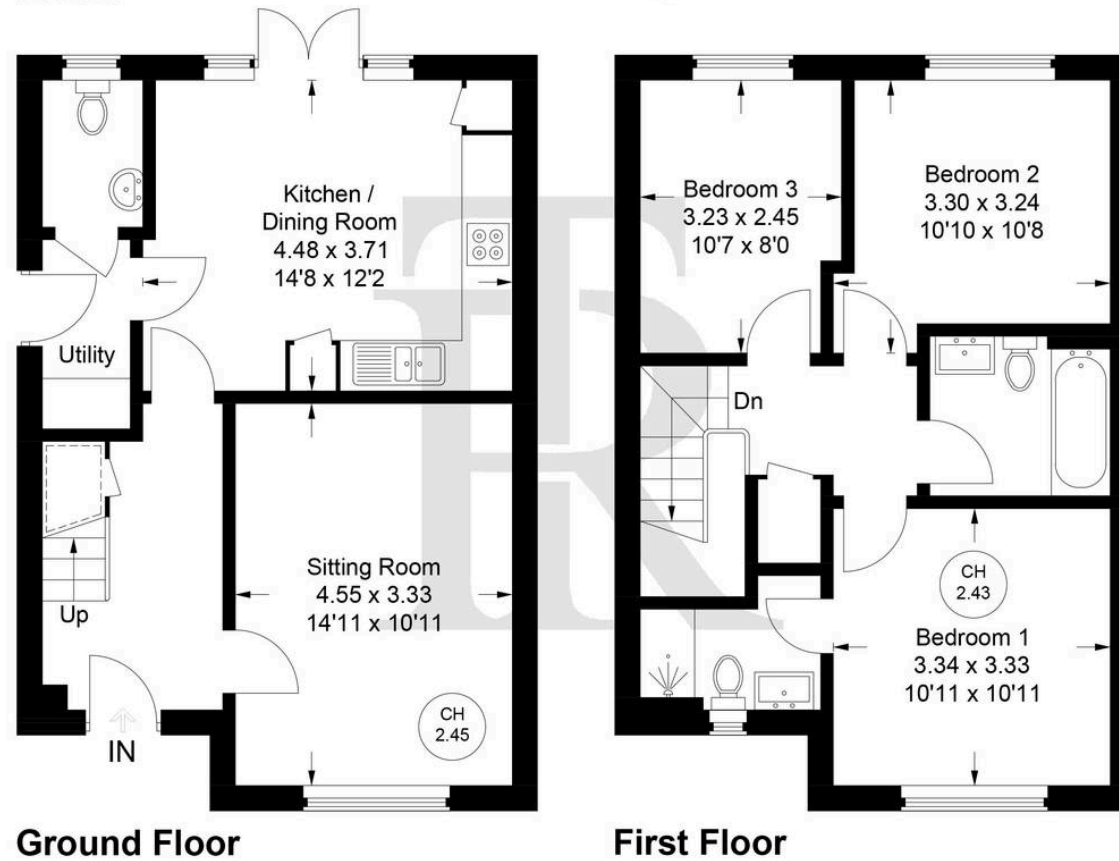
Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: B



 = Reduced headroom below 1.5m / 5'0

 = Ceiling Height



## 8 Hedgehog Way. HP17 8FX

Approximate Gross Internal Area  
Ground Floor = 45.4 sq m / 489 sq ft  
First Floor = 45.0 sq m / 484 sq ft  
Total = 90.4 sq m / 973 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

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