

**FOR SALE**



**Greens Keep, Townside, Haddenham**  
**Guide Price £275,000**

**MARTIN&CO**

# Greens Keep, Townside, Haddenham

## Key Notes:

- No Onward Chain
- Garage and Visitor Parking
- Close to Amenities
- Close to Train Station - Marylebone c.40min
- Council Tax Band: C
- Duplex Maisonette
- Service Charge: £1,749.43 PA
- Ground Rent: £132.87 PA
- Lease Term: 125 years from 5th June 1992
- Tenure: Leasehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Martin & Co are delighted to offer this well-presented two-bedroom home, pleasantly positioned within the small and sought-after Greens Keep development off Townside. Offering versatile accommodation arranged over two floors, the property also benefits from a garage, visitor parking and useful built-in storage throughout.

Upon entering, you are welcomed by a spacious entrance hall with a convenient storage cupboard. The generously sized living room provides a comfortable and inviting space, with folding doors opening through to the kitchen, allowing the rooms to be opened up for a more sociable feel.

The kitchen is fitted with a range of floor and wall-mounted units and comes equipped with a gas hob, double oven, extractor fan and washing machine.

Also situated on the ground floor is the first bedroom, a bright and spacious room benefiting from built-in cupboards and Velux windows allowing plenty of natural light.

Upstairs, the second bedroom offers further built-in storage with a double wardrobe and a Velux window. The accommodation is completed by a modern bathroom fitted with a white suite comprising a bath with overhead shower, vanity wash basin and WC.

Greens Keep is an attractive small development situated off the popular Townside, providing a quieter residential setting. The property further benefits from its own garage together with visitor parking, making it an excellent option for buyers looking for a well-proportioned and conveniently positioned home.



## Greens Keep, Townside, Haddenham, Aylesbury, HP17

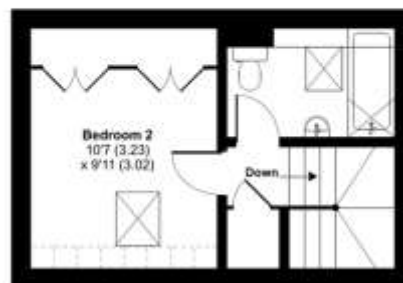
Approximate Area = 610 sq ft / 56.6 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

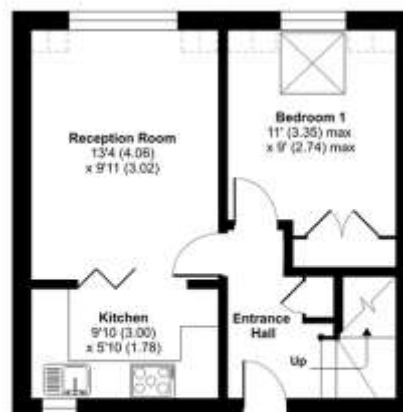
Total = 622 sq ft / 57.7 sq m

For identification only - Not to scale

Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



Plan plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. 3rd Edition (2021). Produced for Green (Oxford) Limited by Martin & Co. RPS 1013883

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**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.