



Connells

Marriotts Close
Haddenham Aylesbury

Marriotts Close Haddenham Aylesbury HP17 8BT

For Sale
£525,000



Property Description

Situated on Marriotts Close in the sought-after village of Haddenham, this well-presented four-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and commuters alike.

The property benefits from a driveway and a front and rear garden. The front door opens into a porch, which leads through to the entrance hallway. From here, the sitting room is located to the right, while straight ahead is the kitchen. A secondary hallway provides access to the study, utility room and downstairs WC, offering practical space for modern family living.

The kitchen is fitted with a breakfast bar and enjoys access to the rear garden via a side door. To the right of the kitchen is the dining room, where generously sized windows and glass door to the garden allow an abundance of natural light to fill the space.

Upstairs, bedrooms are generously sized. The principal bedroom benefits from an en-suite shower room, while the family bathroom is accessed from the landing.

Outside, the rear garden features a patio area that leads onto a lawned garden, providing an enjoyable outdoor space to relax and unwind.

Haddenham is a highly regarded village with excellent local amenities in close proximity, including a nursery, primary school, local shop, park, garden centre, doctor's surgery, pharmacy railway station, proving direct access to London Marylebone and Oxford making it an attractive location for families and commuters alike.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 138.5 m² (1,490 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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103 High Street
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/THM307309



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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