



Thame Road, Haddenham - HP17 8EP

Guide Price £395,000

 **TIM RUSS**
& Company



Thame Road

Haddenham, Buckinghamshire

- No onward chain – ready for a straightforward purchase
- Two generous double bedrooms, both with fitted wardrobes
- End-of-terrace home in a sought-after residential location
- Walking distance to Haddenham & Thame Parkway Station – ideal for commuters
- Spacious sitting/dining room with conservatory overlooking the garden
- Potential to create an open-plan kitchen/dining space (subject to any necessary consents)
- Beautifully established, private rear garden with mature planting and sunny patio
- Garage and driveway parking providing excellent convenience

Tenure - Freehold

Council Tax Band - C

EPC Rating - D



Thame Road

Haddenham, Buckinghamshire

Offered to the market with no onward chain, this bright and well-presented two double bedroom end-of-terrace home is ideally situated within easy reach of Haddenham & Thame Parkway Station, making it an excellent choice for first-time buyers, downsizers or commuters.

The accommodation begins with a welcoming entrance hall providing access to all principal ground floor rooms. To the rear is a spacious sitting/dining room with useful understairs storage, opening into a conservatory that enjoys views over the attractive garden. The separate kitchen is positioned at the front of the property and offers excellent potential to be opened up into the dining area (subject to any necessary consents), creating an open-plan living space, should you wish. A cloakroom completes the ground floor.

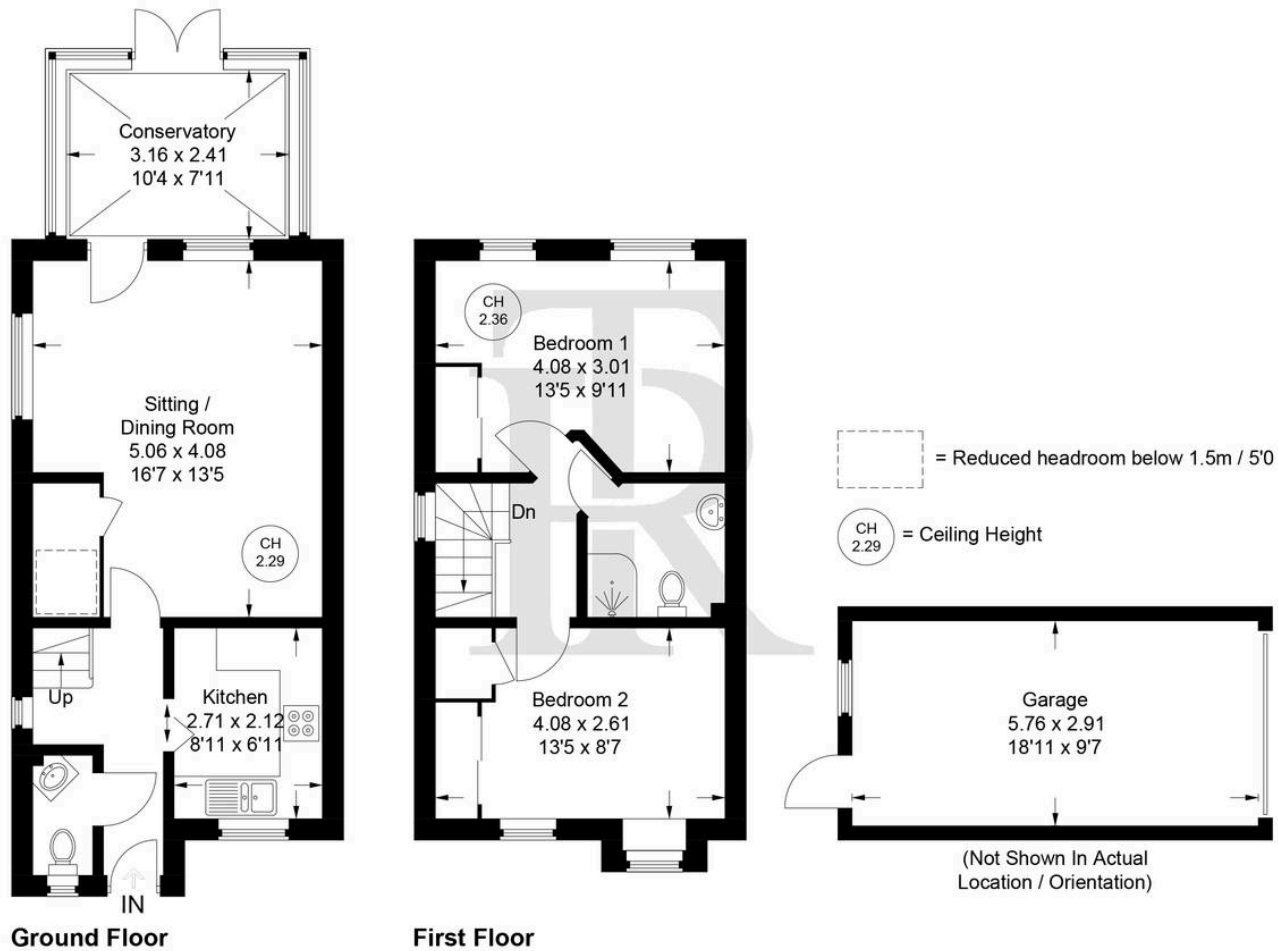
Upstairs are two generous double bedrooms, both benefiting from fitted wardrobes, together with a well-appointed family bathroom.

Outside

The property enjoys excellent kerb appeal, with a neatly maintained front lawn, established shrubs and colourful planting creating an attractive first impression.

To the rear, the beautifully established garden is a particular highlight, offering a high degree of privacy and a peaceful setting. Predominantly laid to lawn, it is bordered by mature trees, established hedging and well-stocked flower beds providing colour and interest throughout the seasons. A paved terrace offers the perfect space for outdoor dining and entertaining, while a charming stepping-stone path winds through the garden, adding to its cottage-style character.





Ground Floor

First Floor
50 Thame Road, HP17 8EP

Approximate Gross Internal Area
 Ground Floor = 42.7 sq m / 460 sq ft
 First Floor = 32.4 sq m / 349 sq ft
 Garage = 16.7 sq m / 180 sq ft
 Total = 91.8 sq m / 989 sq ft

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

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