



4 The Closes
Haddenham
Buckinghamshire, HP17 8IN

Guide Price £420,000

RB REASTON BROWN

A wonderful three-bedroom end of terrace family home, with full width sitting room and fireplace, private enclosed garden all within walking distance of the village shops.

4 The Closes offers a good size family accommodation arranged over two floors situated in a quiet cull de sac of similar properties in the sought after village of Haddenham. A key feature of the property is it is walking distance of Haddenham & Thame Parkway railway station giving easy access to both London and Birmingham.

The property is entered through a useful porch into a generous sized dining room which leads to all the downstairs accommodation. The kitchen, fitted with a range of matching base and wall units, integrated double oven with gas hob and overhead extractor unit. There is also access to the rear garden from the kitchen. Off the dining room is a spacious living room which benefits from a gas fireplace and sliding patio doors onto the garden. The rest of the ground floor accommodation comprises of a newly refitted cloakroom.

To the first-floor accommodation, there are three bedrooms. Two good sized double bedrooms and one further bedroom. The property benefits from a newly fitted family shower room with ample storage cupboards on the landing.

Outside is the fully enclosed rear garden, which is laid mainly to lawn with flower beds and a patio area which can be accessed from both the kitchen as well as the living room through sliding patio doors. The front of the property is gravelled with parking for two cars along with some flower beds and gated access to the rear garden. The property also benefits from a single garage. Gas fired central heating to radiators throughout.

EPC:-D Council Tax Band:-D

Situation

Haddenham is a beautiful and historical Buckinghamshire village only six miles, from Aylesbury and just three miles from the market town of Thame.

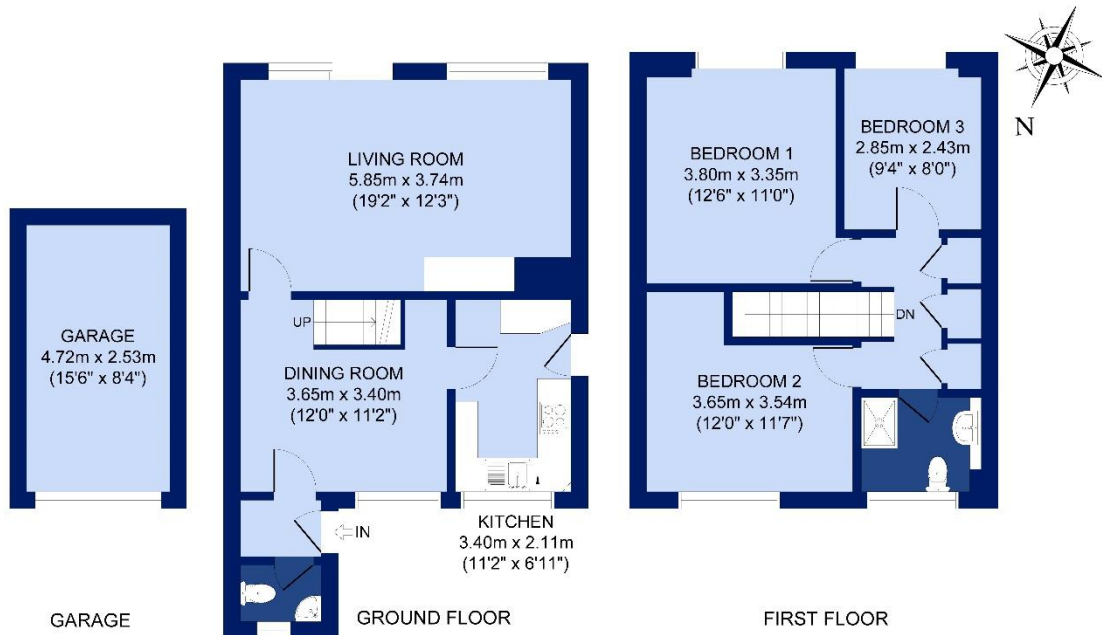
Haddenham is well known for its well-preserved period properties, including the 14th century St Mary's Church, and the famous Duck Pond, Haddenham really is a picturesque village. There is a thriving community, with numerous social and cultural events taking place throughout the year. The village has a comprehensive range of amenities including a parade of shops, a popular coffee shop, farm shop, garden centre, a boutique fitness centre and much more.

Haddenham also has several sports clubs, tennis, football and cricket and various recreational grounds. For schooling, there are reputable primary schools in the village with a regular bus service provided for all three Aylesbury Grammar Schools. The commuter is also well catered for with a railway station in the village providing regular direct line services to London Marylebone (from 38mins) or Birmingham. For motorists, the M40(J8A) is approximately nine miles away. A regular bus service through the village goes to Aylesbury, Thame, and Oxford for larger departmental amenities.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor







APPROX. GROSS INTERNAL FLOOR AREA 1100 SQ FT / 102 SQ M
4 THE CLOSES, HADDENHAM, HP17 8JN

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaston Brown

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk
 94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626
 2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855
 119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

Sales, Lettings, Commercial & Chartered Surveying

