



Butte Furlong, Haddenham - HP17 8JF

Guide Price £385,000

TIM RUSS
& Company



34 Butte Furlong

Haddenham, Aylesbury

- THREE GOOD SIZED BEDROOMS
- REQUIRES COSMETIC ATTENTION
- NO ONWARD CHAIN
- RECENTLY FITTED KITCHEN AND BATHROOM
- DRIVEWAY PARKING FOR TWO MOTOR VEHICLES



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A great opportunity to make this one your own. The property has no onward chain and in recent years has had both a new kitchen and bathroom. The remainder of the property requires cosmetic attention.

The entrance hall allows access to both the living /dining room and the kitchen/breakfast room. The kitchen is well appointed and has a good range of fitted cabinets with space for appliances. There is plenty of room for a breakfast table. The living space is both light and a good size. A useful cloakroom and outer storage shed concludes the ground floor.

To the first floor are three good sized bedrooms and a recently fitted bathroom.

Outside

To the front of the property is a gravelled driveway which is flanked with a lovely climbing rose. The rear garden is of a good size and there is a useful shed in situ.

A property with potential in a quiet location within this highly regarded village

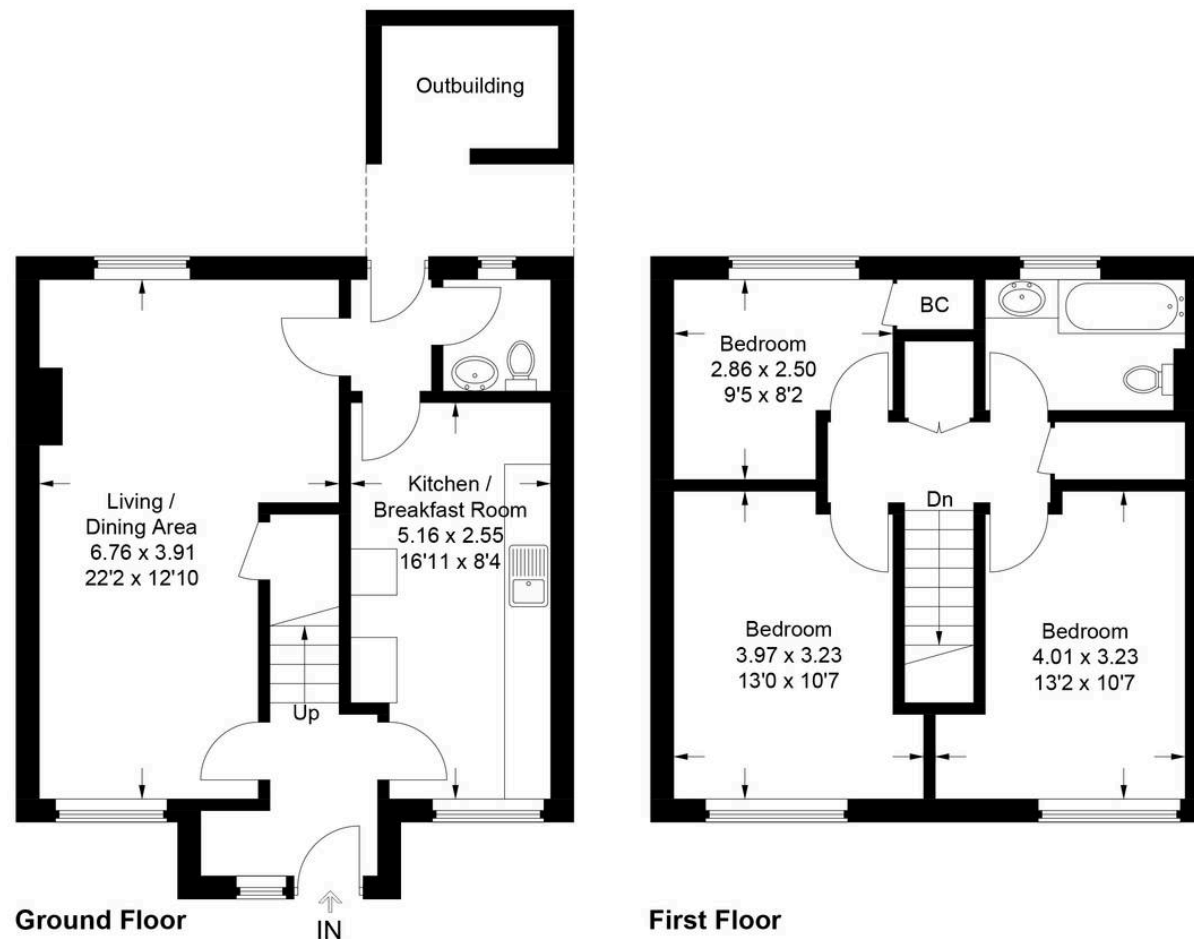
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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Approximate Gross Internal Area
 Ground Floor = 47.4 sq m / 510 sq ft
 First Floor = 44.9 sq m / 483 sq ft
 Total = 92.3 sq m / 993 sq ft
 (Excluding Outbuilding)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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