



Anxey Way, Haddenham - HP17 8DJ

Guide Price £440,000

**TIM RUSS**  
& Company





## Anxey Way

Haddenham, BUCKINGHAMSHIRE

- A BEAUTIFULLY PRESENTED OPEN PLAN LIVING HOME
- SHAKER STYLE KITCHEN AREA WITH FITTED OVEN WHICH FLOWS EFFORTLESSLY TO THE DINING/ SITTING SPACE
- PERFECT LOCATION FOR BOTH VILLAGE AMENITIES AND THE RAILWAY STATION
- THIS GREAT HOME HAS BEEN RECENTLY UPDATED BY THE PRESENT OWNERS
- THREE DOUBLE BEDROOMS AND GOOD SIZE BATHROOM
- GARAGE DRIVEWAY PARKING AND THE ADDED BONUS OF AN ELECTRIC CHARGING POINT
- GAS FIRED CENTRAL HEATING
- GARDEN WITH SIDE ACCESS





# Anxey Way

Haddenham, BUCKINGHAMSHIRE

Step inside this beautifully presented open plan home and discover a space thoughtfully designed for modern living. The heart of the property is the stylish Shaker-style kitchen, complete with a fitted oven and ample storage, which flows seamlessly into a generous dining and sitting area. Here, natural light pours in, creating a welcoming atmosphere perfect for family gatherings or relaxed evenings with friends.

Recently updated by the current owners, the home offers a fresh and contemporary feel throughout. Three double bedrooms provide flexible accommodation for families or guests. The good-sized bathroom is well-appointed.

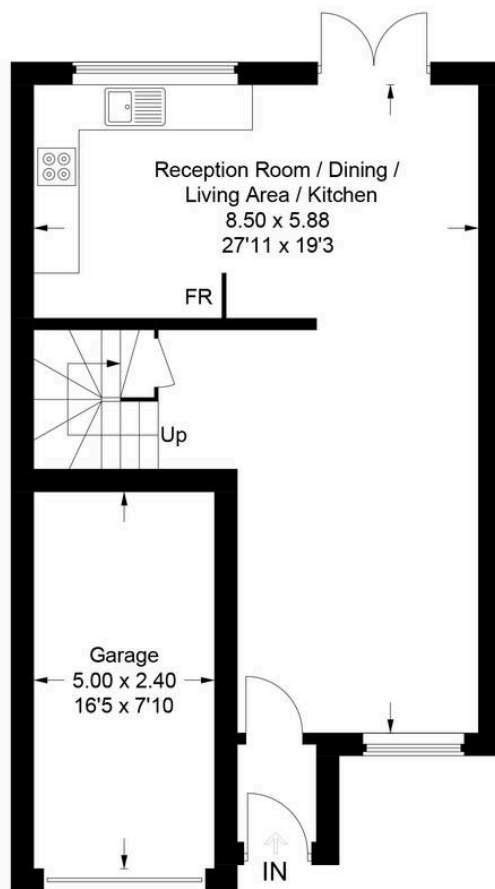
Practicality is at the forefront, with gas-fired central heating ensuring year-round comfort. The property also benefits from a garage, driveway parking, and the added convenience of an electric charging point (ideal for those with electric vehicles). Located within easy reach of both village amenities and the railway station, this home perfectly balances peaceful living with excellent connectivity. Every detail has been carefully considered to offer comfort, style, and effortless day-to-day living.

Council Tax band: TBD

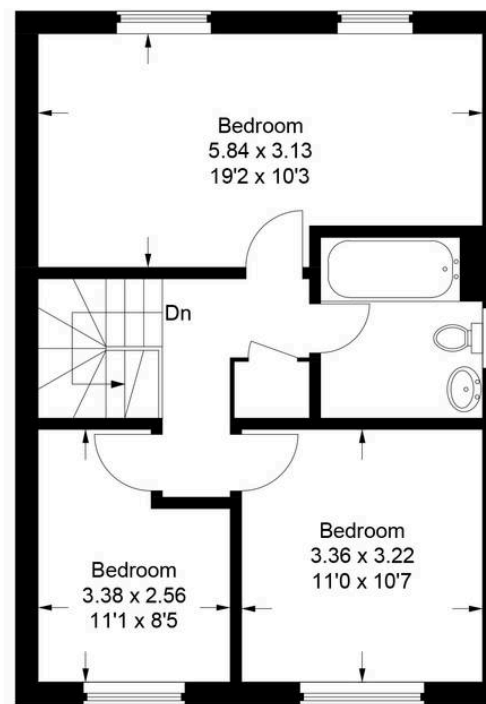
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**



**First Floor**

### **38 Anxey Way**

Approximate Gross Internal Area  
 Ground Floor = 43.2 sq m / 465 sq ft  
 First Floor = 50.7 sq m / 546 sq ft  
 Garage = 12.0 sq m / 129 sq ft  
 Total = 105.9 sq m / 1,140 sq ft

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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## **Tim Russ and Company**

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 For more information please visit our website.



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