



Connells

Cotts Field
Haddenham Aylesbury



Property Description

Welcome to this charming two-bedroom property to the market that is situated within the picturesque village of Haddenham. The property comprised of an open plan reception room with modern integrated kitchen, two larger than average double bedrooms and a modern bathroom suite. The property benefits from access to communal gardens, an allocated parking space as well as being within proximity to local amenities and transport, including Haddenham and Thame Parkway station with fast trains to London Marylebone.

The village of Haddenham is a vibrant community with several amenities including a medical centre, library, dentist, pubs, and several independent shops. There is a lot on offer with a busy social calendar, including popular events such as the annual beer festival and the monthly farmers' market.



Communal Entrance

Front door, secure entry point, stairs to all floors, window to side aspect.

Entrance Hall

Front door, doors to storage and airing cupboard.

Lounge/Kitchen

19' 11" MAX x 16' 5" MAX (6.07m MAX x 5.00m MAX)

Two windows to front aspect, radiator, telephone and television points.

Fitted kitchen with wall/base units, sink and drainer, electric oven and gas hob, space for fridge/freezer, integral washer/dryer and radiator.

Bedroom One

20' 10" MAX x 9' 3" MAX (6.35m MAX x 2.82m MAX)

Window to front aspect, built in wardrobes, radiator, telephone and television points.

Bedroom Two

12' 7" MAX x 12' 5" MAX (3.84m MAX x 3.78m MAX)

Window to rear aspect, radiator and telephone points.

Bathroom

Bath with mixer taps and overhead shower, WC, wash hand basin, heated hand towel rail.

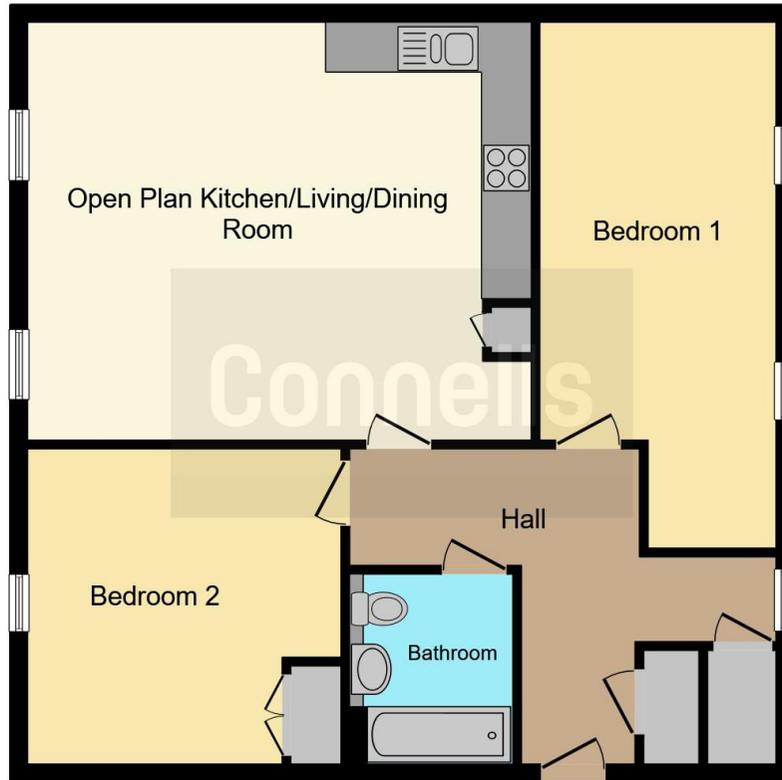
Outside Communal Garden

Well maintained communal gardens, bin storage and shed.

Parking

Allocated parking space.





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.focalagent.com

To view this property please contact Connells on

T 01844 260000
E thame@connells.co.uk

103 High Street
 THAME OX9 3DZ

EPC Rating: B Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 2775.08

Tenure: Leasehold

check out more properties at connells.co.uk

This is a Leasehold property with details as follows; Term of Lease 99 years from 14 Mar 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: THM307124 - 0002