



Yolsum Close, Haddenham - HP17 8DG

Guide Price £665,000

 **TIM RUSS**  
& Company





## 14 Yolsum Close

Haddenham, BUCKINGHAMSHIRE

- A BEAUTIFULLY EXTENDED DETACHED FAMILY HOME
- LARGE PRIVATE GARDEN WITH HOME OFFICE
- THREE/FOUR BEDROOMS TWO BATHROOMS (ONE BEDROOM ON THE GROUND FLOOR WITH SHOWER ROOM)
- STUNNING KITCHEN/DINING/FAMILY SPACE
- GARAGE AND DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES
- WITHIN WALKING DISTANCE OF RAILWAY STATION AND VILLAGE CENTRE
- LOCATED IN A QUIET AND SAFE CUL-DE-SAC
- IMMACULATE THROUGHOUT





# 14 Yolsum Close

Haddenham, BUCKINGHAMSHIRE

A beautifully extended detached family home which is both modern and elegant. This immaculate four-bedroom property boasts a stunning kitchen/dining/family space that sets the perfect scene for entertaining or simply relaxing with loved ones. A large sitting room enjoys views onto the garden. With the convenience of a bedroom/ large study on the ground floor, complete with a shower room, flexibility and comfort are key features of this residence.

The large private garden is a tranquil retreat, offering a serene backdrop for outdoor enjoyment. A highlight of this residence is the home office, providing a secluded and inspiring workspace.

Perfectly situated in a quiet and safe cul-de-sac, this property is within walking distance of the railway station and village centre, ensuring easy access to amenities and transportation. Additional features include a garage and driveway parking for several vehicles.

A great home in a top location

Council Tax band: E

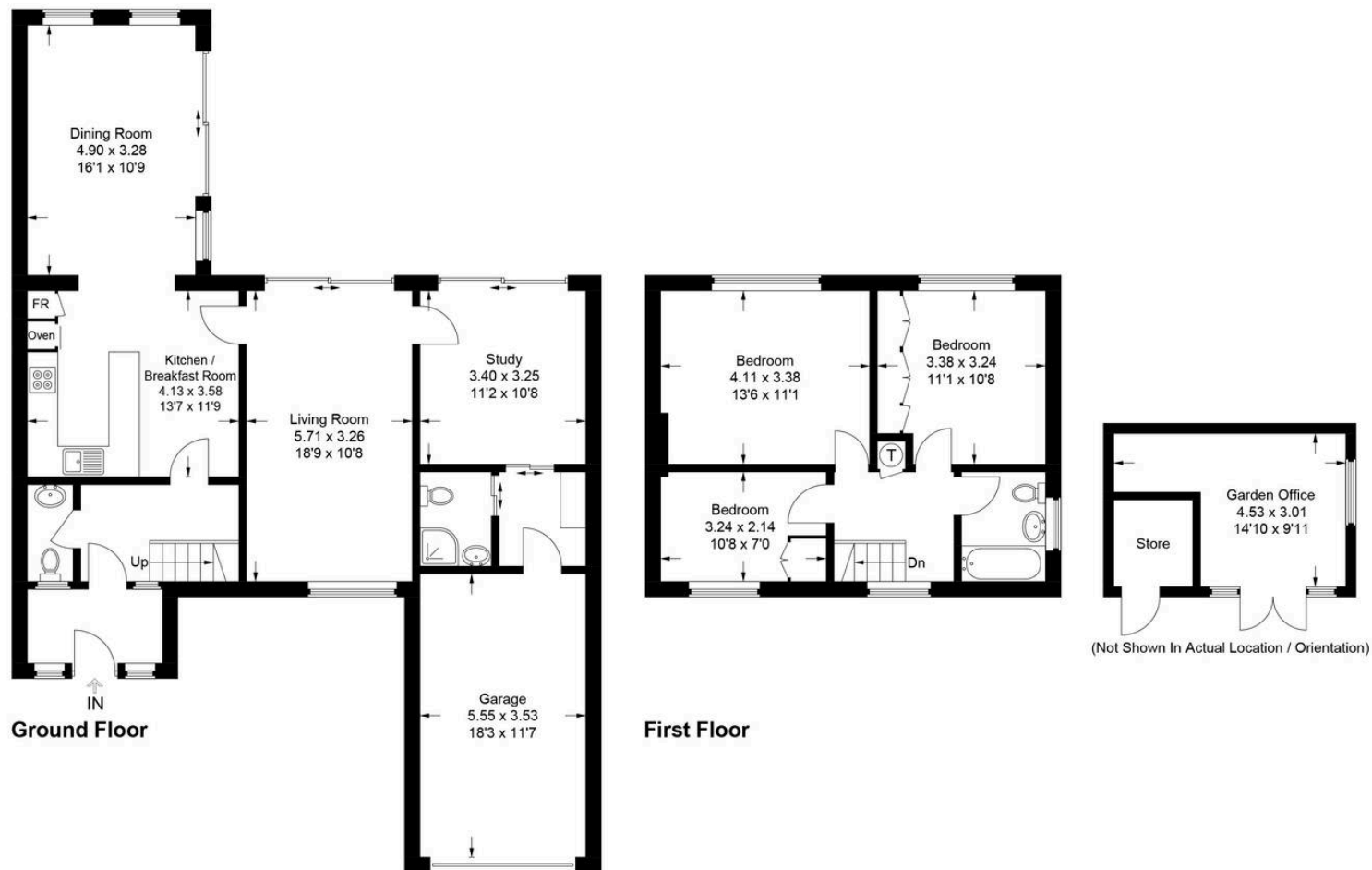
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## 14 Yolsum Close

Approximate Gross Internal Area

Ground Floor = 102.7 sq m / 1,105 sq ft

First Floor = 43.0 sq m / 463 sq ft

Outbuilding = 13.6 sq m / 146 sq ft

Total = 159.3 sq m / 1,714 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



# Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

