



The Gables, Haddenham - HP17 8AD

Guide Price £495,000

TIM RUSS
& Company



12 The Gables

Haddenham, BUCKINGHAMSHIRE

- THREE BEDROOM LINK DETACHED FAMILY HOME
- LOCATED IN A TOP DRAWER POSITION WITHIN THIS HIGHLY REGARDED VILLAGE
- PRIVATE REAR GARDEN WITH A LARGE TERRACED AREA - PERFECT FOR ENTERTAINING
- SITTING ROOM WITH ACCESS TO THE GARDEN
- GARAGE AND DRIVEWAY PARKING FOR A MOTOR VEHICLE
- OFFERED WITH NO ONWARD CHAIN
- IN WALKING DISTANCE OF ALL VILLAGE AMENITIES



12 The Gables

Haddenham, BUCKINGHAMSHIRE

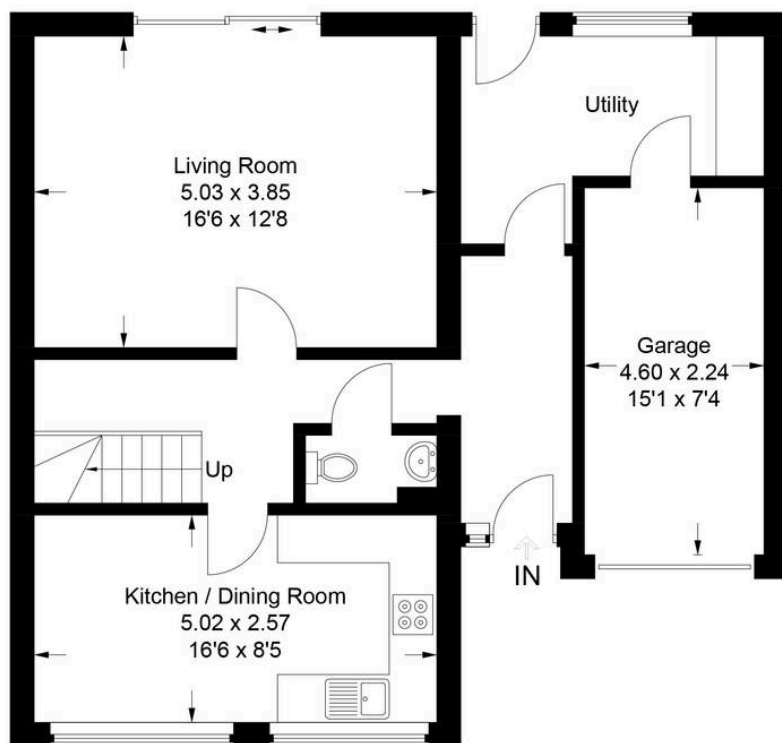
This three-bedroom link detached family home situated in a top drawer location within the highly regarded village. The property boasts a private rear garden with a generously sized terraced area, ideal for seamless indoor-outdoor entertaining. The inviting sitting room offers direct access to the garden.

This home features a garage and driveway parking.. Offered with no onward chain, this residence promises a hassle-free transition for its new owners. Located within walking distance of all village amenities.

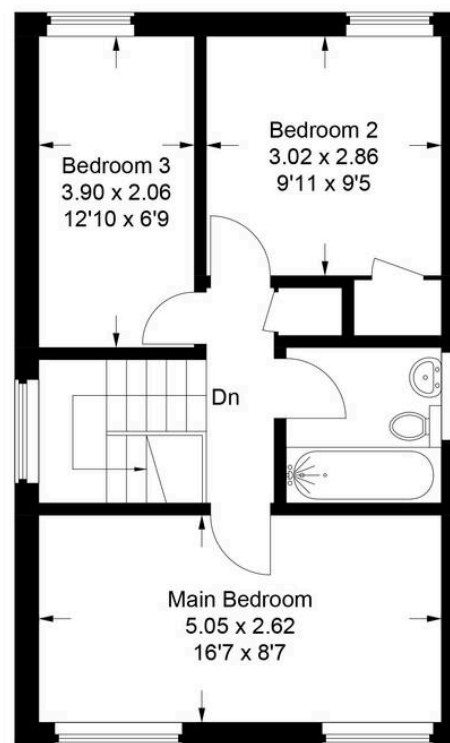
Council Tax band: E

Tenure: Freehold

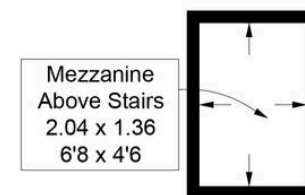




Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

12 The Gables, Haddenham, Buckinghamshire, HP17 8 AD

Approximate Gross Internal Area
 Ground Floor = 69.9 sq m / 752 sq ft (Including Garage)
 First Floor = 43.4 sq m / 467 sq ft
 Mezzanine Above Stairs = 2.8 sq m / 30 sq ft
 Total = 116.1 sq m / 1,249 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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