



Thame Road, Haddenham, Buckinghamshire HP17 8EP

Guide Price £375,000

 **TIM RUSS**
& Company



Thame Road

Haddenham, Buckinghamshire HP17 8EP

- THREE BEDROOMS
- RECENTLY REFITTED KITCHEN
- FULLY RE-MODERNISED BATHROOM & CLOAKROOM
- SPACIOUS BRIGHT SITTING/DINING ROOM
- CLOSE TO TRANSPORT LINKS & CONNECTIONS
- EXCELLENT LOCAL FACILITIES & AMENITIES
- OWN GARAGE - IDEAL SECURE PARKING/STORAGE
- CHAIN FREE SALE
- EXCELLENT PRESENTATION THROUGHOUT
- CLOSE TO RAIL & ROAD TRANSPORT LINKS
- PRIVATE REAR GARDEN - LAID TO LAWN
- SOLE APPOINTED AGENTS



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Nestled within a the heart of Haddenham and its vibrant community, this charming Mid-Terraced Home boasts not just two, but three inviting bedrooms, offering ample space for relaxation, family and guests.

The home features a modern refitted kitchen, whilst the recently refurbished bathroom and downstairs cloakroom add to the convenient and low maintenance aspects of the property.

As you step into the spacious and bright sitting room, you will see that this opens out and onto to the private rear garden.

The property is presented in excellent decorative condition throughout and benefits from the added bonus of its own garage for secure parking or extra storage.

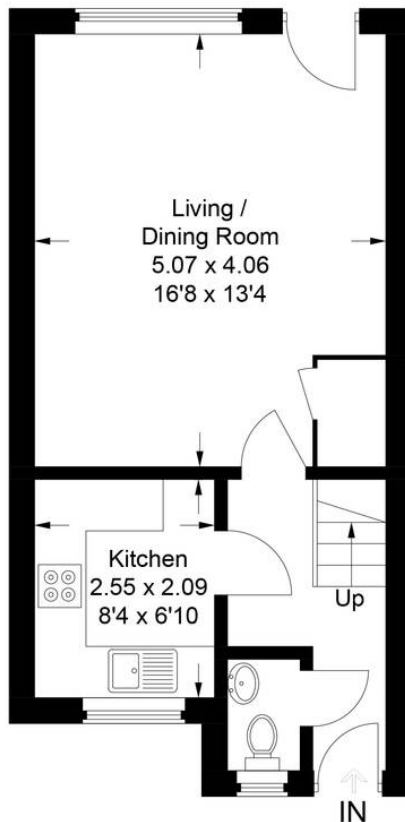
Close by is Haddenham & Thame Parkway train station (Chiltern Line), which offers access to London Marylebone in as little as 38 minutes. There are also excellent road links both North and South within easy access.

Please note: This property is offered for sale with the advantage of being chain free.

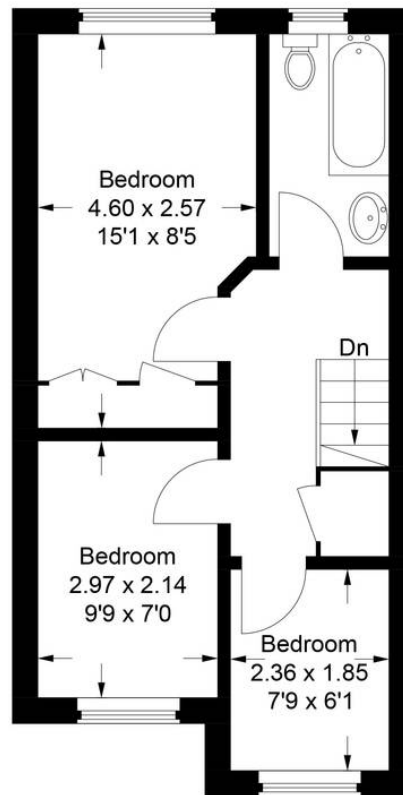
Council Tax band: D EPC Rating: C

Tenure: Freehold

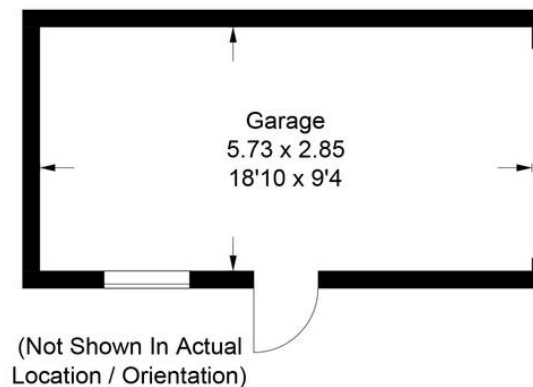




Ground Floor



First Floor



48 Thame Road

Approximate Gross Internal Area
 Ground Floor = 33.6 sq m / 362 sq ft
 First Floor = 33.3 sq m / 358 sq ft
 Garage = 16.4 sq m / 176 sq ft
 Total = 83.3 sq m / 896 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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