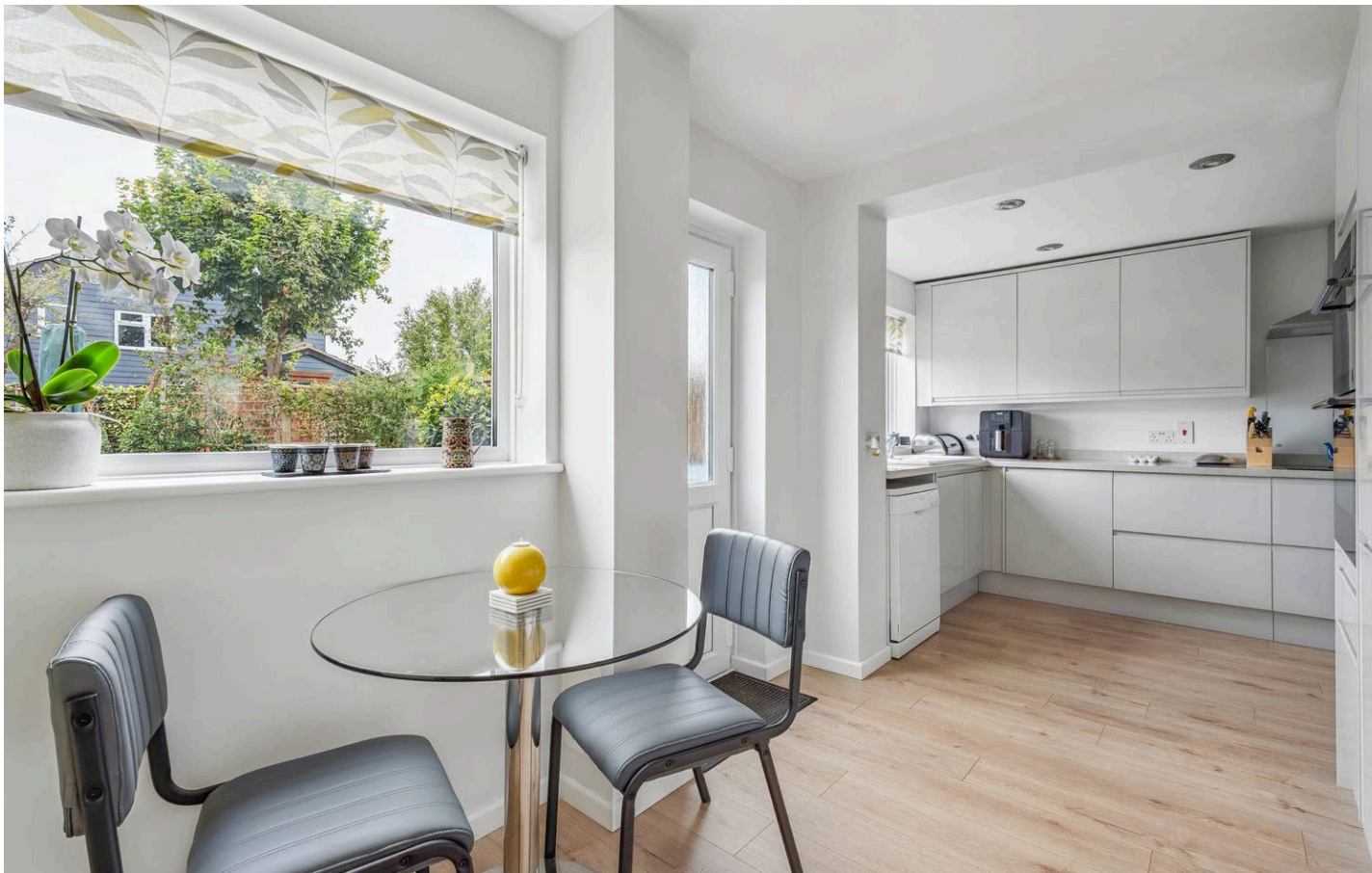




Wykeham Way, Haddenham - HP17 8BU

Guide Price £545,000

 **TIM RUSS**
& Company



31 Wykeham Way

Haddenham, BUCKINGHAMSHIRE

- A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- WELL APPOINTED KITCHEN/BREAKFAST ROOM WITH AN EXTENSIVE RANGE OF UNITS
- LIGHT AND SPACIOUS THROUGHOUT
- THREE GOOD SIZED BEDROOMS AND A RECENTLY APPOINTED FAMILY BATHROOM
- GARAGE AND DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES
- TOP DRAWER LOCATION WITHIN THE HIGHLY REGARDED VILLAGE
- STUNNING GARDENS WITH BOTH USEFUL SHED AND GREENHOUSE
- EXCEPTIONAL FRONT TO BACK SITTING/DINING ROOM WITH DOUBLE DOORS ONTO GARDEN



31 Wykeham Way

Haddenham, BUCKINGHAMSHIRE

A beautifully presented detached family home, where light and space welcome you at every turn. The well-appointed kitchen/breakfast room boasts an extensive range of units, perfect for culinary enthusiasts. The sitting/dining space is also of a great size and allows access to the rear garden. A downstairs cloakroom concludes the ground floor accommodation. Upstairs, three good-sized bedrooms are complemented by a recently appointed family bathroom.

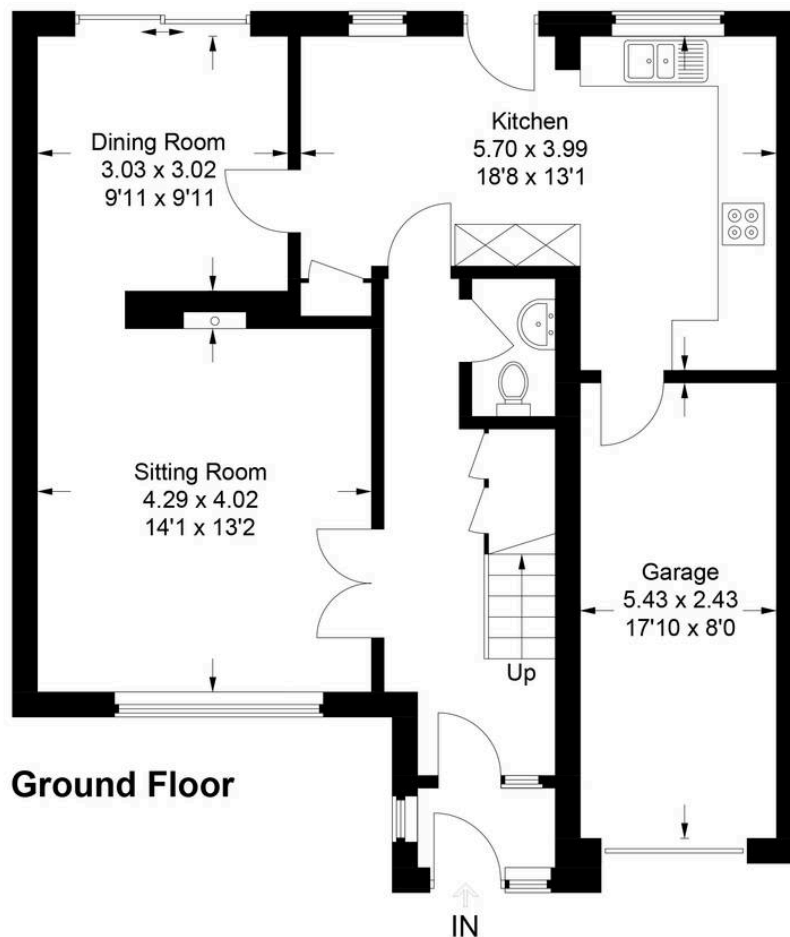
Forget parking woes with a garage and driveway providing space for several vehicles, a rare find in this sought-after location within the highly regarded village. Enjoy the convenience and comfort this property offers, with top-notch amenities nearby and a friendly community at your doorstep.

The rear south facing gardens, complete with a useful shed and greenhouse are an added bonus.

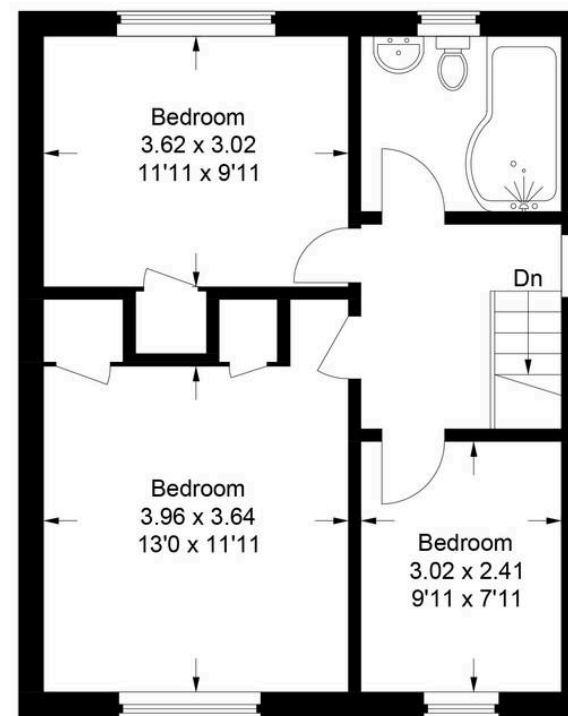
Council Tax band: E

Tenure: Freehold





Ground Floor



First Floor

31 Wykeham Way

Approximate Gross Internal Area
 Ground Floor = 78.2 sq m / 842 sq ft
 First Floor = 48.7 sq m / 524 sq ft
 Total = 126.9 sq m / 1,366 sq ft
 (Including Garage)

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/

By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.

