



Kemps Piece, Haddenham - HP17 8LA

Guide Price £775,000

 **TIM RUSS**
& Company



3 Kemps Piece

Haddenham, Buckinghamshire

- TOP LOCATION IN A TOP DRAWER VILLAGE
- BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- PRIVATE GARDENS
- LARGE GARAGE AND DRIVEWAY PARKING
- THREE RECEPTION AREAS
- SUPER RECENTLY FITTED KITCHEN BREAKFAST ROOM



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Nestled in the heart of a top drawer village, this beautifully presented three-bedroom home offers a blend of charm and modern convenience. Step inside to discover a welcoming ambience, with three reception areas inviting you to unwind or entertain effortlessly. The super recently fitted kitchen breakfast room is a haven for culinary creativity, while the private gardens provide a serene retreat perfect for morning coffees or alfresco dining. Ample parking is guaranteed with a large garage and driveway, ensuring both practicality and prestige in this top location.

Outside, the enchantment continues as the property boasts extensive outdoor space ideal for relaxation and recreational activities. Immerse yourself in the tranquillity of the lush surroundings, where occasional visits from a friendly herd of cows add a touch of rural charm. Whether basking in the sun-drenched patio area or strolling through the manicured gardens, this property offers a peaceful sanctuary to enjoy nature's beauty right at your doorstep.


Council Tax band: F

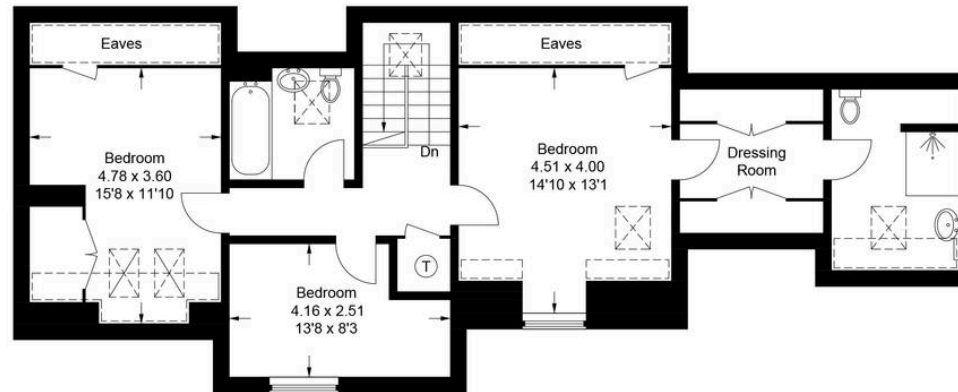
Tenure: Freehold

EPC Energy Efficiency Rating: D

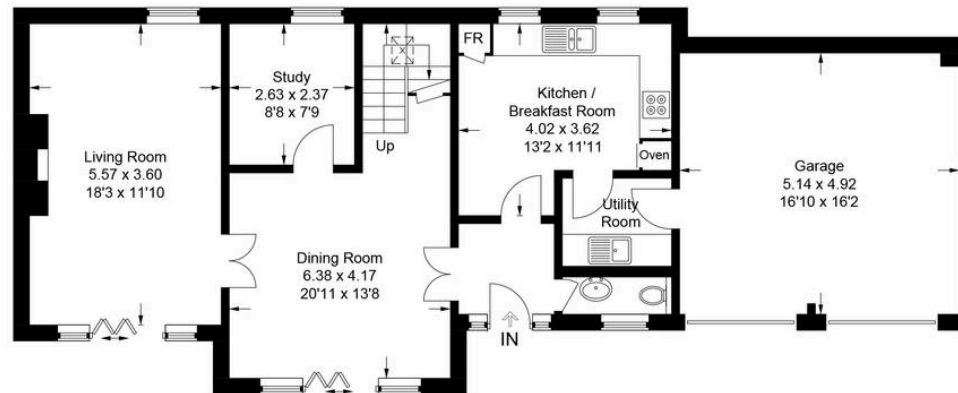
EPC Environmental Impact Rating: E



 = Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

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Approximate Gross Internal Area

Ground Floor = 98.4 sq m / 1,059 sq ft

First Floor = 83.6 sq m / 900 sq ft

(Including Eaves)

Total = 182 sq m / 1,959 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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