



18 Cottland Clay, Haddenham - HP17 8JQ

Guide Price £380,000

 **TIM RUSS**
& Company



18 Cottland Clay

Haddenham, Aylesbury

- DELIGHTFUL 3 BEDROOM HOME
- SOUGHT AFTER LOCATION
- DOUBLE GLAZING & GAS CENT.HEATING
- CHAIN FREE SALE
- OFF ROAD PARKING
- CONVENIENT FOR TRANSPORT CONNECTIONS
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS
- VERY WELL PRESENTED THROUGHOUT
- ENTRANCE PORCH & HALLWAY
- AN OPPORTUNITY NOT TO BE MISSED



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Haddenham, Aylesbury

Nestled in a sought-after location in Haddenham is this delightful 3-bedroom home. Boasting double glazing, gas central heating, and off-road parking, this particularly well presented property is a haven of comfort and convenience. Step inside to discover a well appointed interior, featuring a spacious living area, spacious kitchen, and a convenient downstairs cloakroom. Upstairs, three bedrooms provide peaceful retreats, all recently decorated. With an entrance porch welcoming you in, this chain-free sale presents an unmissable opportunity to own a wonderful home in a top location.

Step outside to unveil the outdoor amenities of this property. There are is a lawned area to the front and a low maintenance garden to the rear. This outdoor space provides a perfect setting for relaxation and entertaining. This property is a perfect balance of a generous and comfortable indoors, combined outdoor space, and in a location close to shops and transport facilities and amenities.

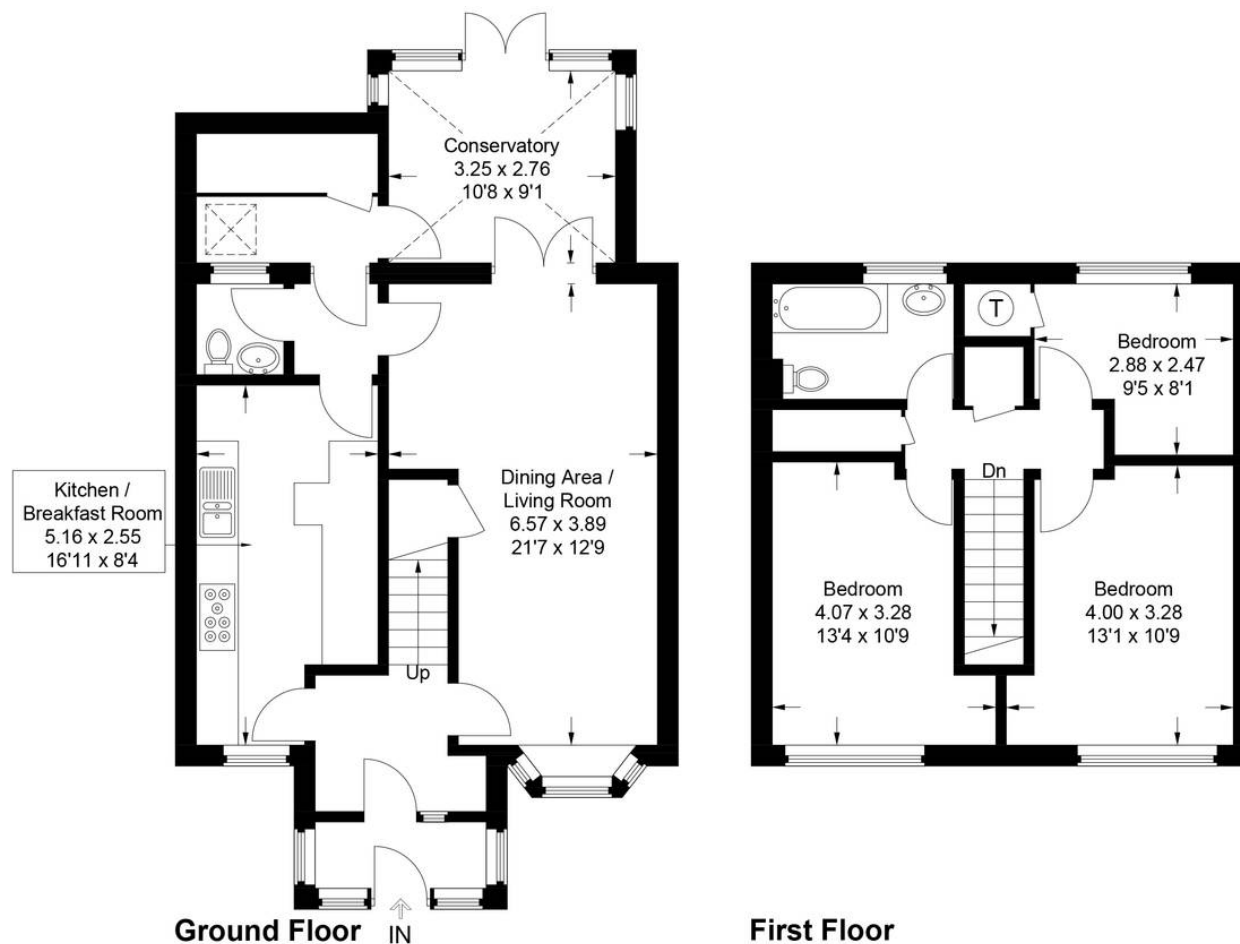
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





18 Cotland Clay

Approximate Gross Internal Area
Ground Floor = 64.7 sq m / 696 sq ft
First Floor = 43.6 sq m / 469 sq ft
Total = 108.3 sq m / 1,165 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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