



138 Churchway, Haddenham - HP17 8LF

Guide Price £415,000

TIM RUSS
& Company



138 Churchway

Haddenham

- A SPACIOUS THREE BEDROOM HOME LOCATED IN A GREAT SPOT WITHIN THIS HIGHLY REGARDED VILLAGE
- NEWLY APPOINTED KITCHEN WITH SPACE FOR A BREAKFAST TABLE
- SITTING ROOM WITH POTENTIAL TO INSTALL A WOODBURNING STOVE PERFECT FOR WINTER EVENING
- ALL THREE BEDROOMS ARE OF A GOOD SIZE.
- CURRENTLY IN PLACE A CONSERVATORY ENJOYING VIEWS OVER THE GARDEN
- WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES
- DRIVEWAY PARKING FOR THREE MOTOR VEHICLES



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Step into the welcoming embrace of this spacious three-bedroom home, perfectly situated in the heart of the village. A newly appointed kitchen invites sunny mornings and the aroma of freshly brewed coffee, with ample room for a breakfast table to host relaxed gatherings. The inviting sitting room, centred around a wood-burning stove, offers an ideal backdrop for cosy winter evenings.

Each of the generously sized bedrooms promises restful nights and a sense of comfort and calm.

Adding to its charm, a conservatory overlooks the garden — a tranquil retreat for afternoon reading or quiet moments of reflection. With every village amenity just a leisurely stroll away, daily errands become effortless and enjoyable. The driveway comfortably accommodates three vehicles, so parking is never a concern.

With its blend of practicality and warmth, this home offers an effortless lifestyle of ease and contentment — a place where you can truly unwind and feel at home.

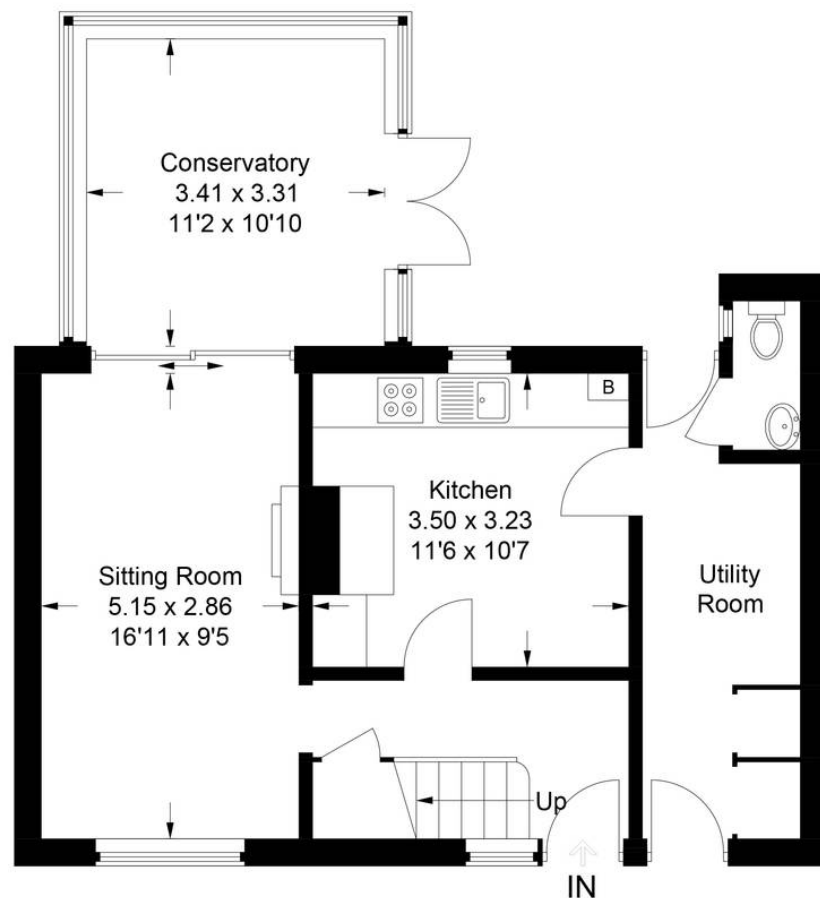
Council Tax band: C

Tenure: Freehold

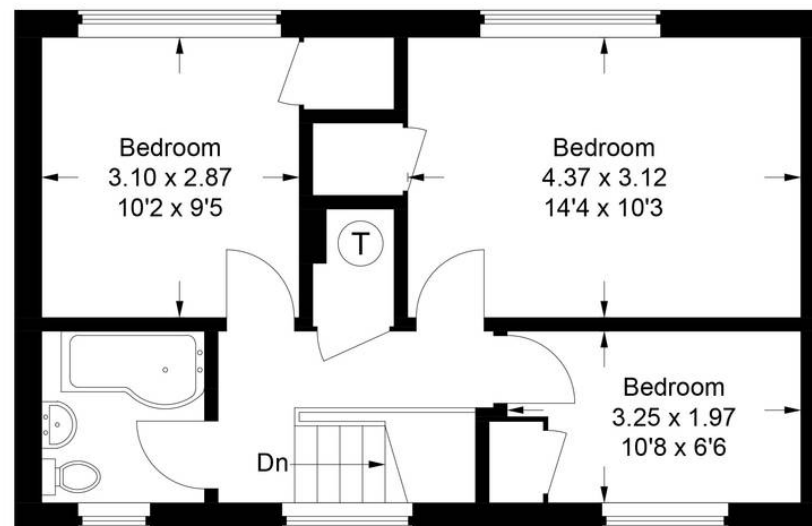
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor



First Floor

138 Churchway

Approximate Gross Internal Area
 Ground Floor = 56.7 sq m / 610 sq ft
 First Floor = 43.3 sq m / 466 sq ft
 Total = 100.0 sq m / 1,076 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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