



Stanbridge Close, Haddenham - HP17 8JZ

Guide Price £415,000

 **TIM RUSS**
& Company



14 Stanbridge Close

Haddenham, Aylesbury

- A SUPER THREE BEDROOM HOME LOCATED IN A QUIET CUL DE SAC POSITION
- RECENTLY FITTED KITCHEN WITH ACCESS ONTO THE GARDEN
- GREAT SIZE SITTING DINING ROOM WITH DUAL ASPECT WINDOWS
- DOWNSTAIRS CLOAKROOM
- THREE GREAT SIZED BEDROOMS AND A NEWLY FITTED BATHROOM
- DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES
- FABULOUS GARDENS MAINLY LAID TO LAWN WITH PAVED TERRACE AREA, PERFECT FOR ENTERTAINING
- NO ONWARD CHAIN



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Tucked away in a peaceful cul-de-sac, this exceptional three-bedroom home provides a calm and comfortable retreat. Upon entering, you'll find a newly fitted kitchen that flows effortlessly out to the garden—perfect for relaxed outdoor dining. The bright and spacious sitting-dining room features dual-aspect windows that flood the space with natural light, creating a warm and welcoming atmosphere.

A convenient downstairs cloakroom adds to the home's practicality. Upstairs, three well-sized bedrooms offer plenty of space, complemented by a brand-new bathroom finished in a sleek, contemporary style. Generous driveway parking accommodates multiple vehicles, ensuring ease for both residents and visitors.

The landscaped gardens offer a serene escape, mainly laid to lawn with a delightful paved terrace—an ideal setting for entertaining or unwinding in the fresh air. With its modern updates and thoughtful layout, this property delivers an exceptional blend of comfort, style, and everyday convenience.

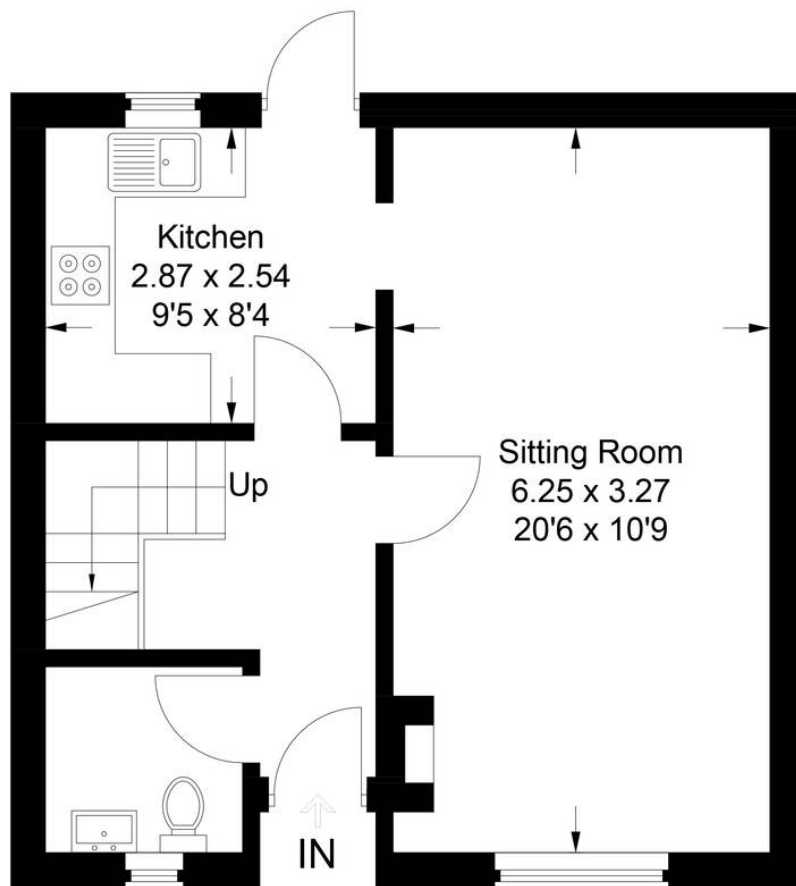
Council Tax band: C

Tenure: Freehold

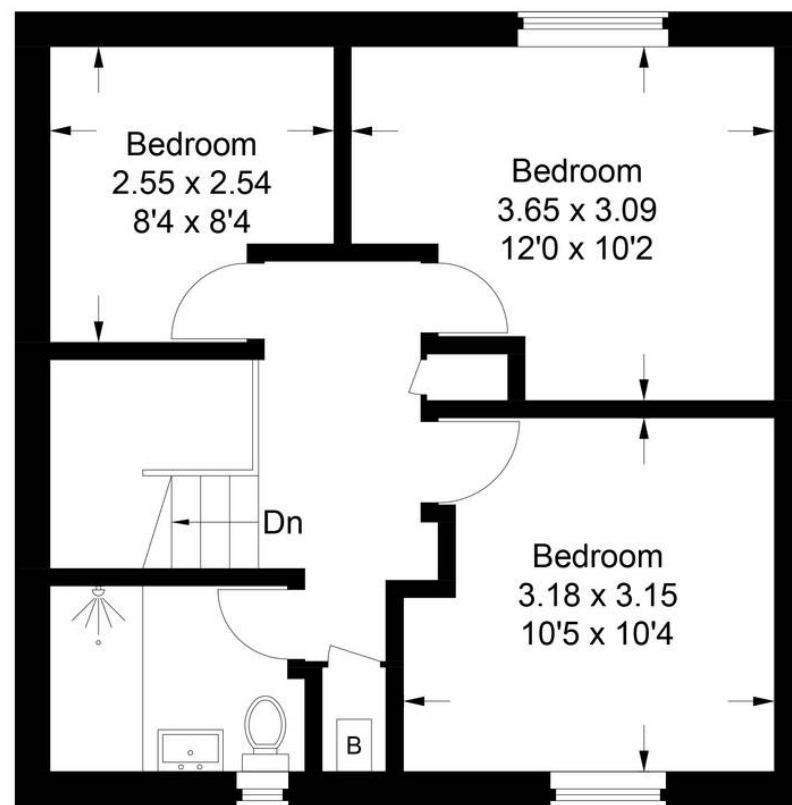
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor



First Floor

14 Stanbridge Close

Approximate Gross Internal Area
 Ground Floor = 38.5 sq m / 414 sq ft
 First Floor = 39.1 sq m / 421 sq ft
 Total = 77.6 sq m / 835 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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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
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