



Butte Furlong, Haddenham - HP17 8JF

Guide Price £310,000

 **TIM RUSS**
& Company



5 Butte Furlong

Haddenham, Buckinghamshire

- WITH NO ONWARD CHAIN A TWO DOUBLE BEDROOM HOME IN A GOOD LOCATION
- SITTING ROOM WITH ADJOINING CONSERVATORY
- A GREAT SIZE KITCHEN/DINING ROOM
- STUDY
- BOTH BEDROOMS ARE DOUBLE IN SIZE AND HAVE FITTED WARDROBES
- FAMILY BATHROOM
- PRIVATE REAR GARDEN



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Welcome to this charming two-bedroom home, ideally situated in a sought-after area and offered with no onward chain. Upon entering, you're welcomed by a spacious sitting room that flows into an inviting conservatory—an excellent space for relaxation or entertaining guests. The generous kitchen/dining room provides the perfect setting for cooking, dining, and family gatherings, while a dedicated study offers a versatile area for working or studying from home. Upstairs, both double bedrooms provide comfortable accommodation and feature fitted wardrobes, ensuring practical and organised storage. A well-appointed family bathroom completes the upper level, offering everyday convenience. Outside, the private rear garden provides a peaceful and secluded haven for outdoor enjoyment. This property presents an exciting opportunity for buyers looking to add their personal touch, with scope to update or reconfigure to suit individual tastes and needs. Don't miss the chance to make this home your own and create a living space perfectly tailored to your lifestyle.

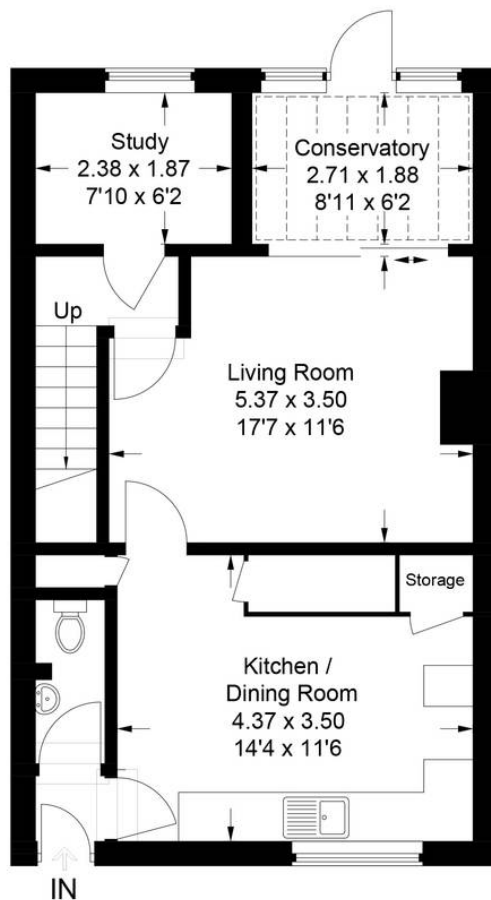
Council Tax band: C

Tenure: Freehold

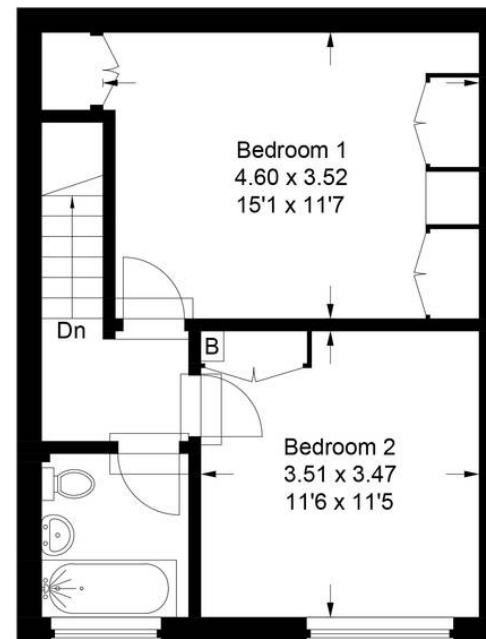
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor



First Floor

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Approximate Gross Internal Area
 Ground Floor = 49.2 sq m / 529 sq ft
 First Floor = 38.2 sq m / 411 sq ft
 Total = 87.4 sq m / 940 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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