



Millway Furlong, Haddenham - HP17 8SD

Guide Price £465,000

 **TIM RUSS**
& Company



1 Millway Furlong

Haddenham, BUCKINGHAMSHIRE

- AN EXCEPTIONAL TWO DOUBLE BEDROOM, TWO BATHROOM HOME IN A TOP LOCATION
- IN IMMACULATE CONDITION THROUGH OUT
- WITHIN WALKING DISTANCE OF BOTH THE RAILWAY STATION AND VILLAGE AMENITIES
- BEAUTIFULLY APPOINTED KITCHEN BREAKFAST ROOM
- LIGHT AND SPACIOUS SITTING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- LOVELY LOW MAINTENANCE GARDEN WITH REAR ACCESS
- DRIVEWAY PARKING FOR TWO MOTOR VEHICLES



1 Millway Furlong

Haddenham, Buckinghamshire

Welcome to this exceptional two double bedroom, two bathroom home located in a prime spot, boasting immaculate condition throughout. With convenience in mind, this property is within easy walking distance of both the railway station and village amenities.

Step inside to discover a beautifully appointed kitchen breakfast room, perfect for morning gatherings and culinary adventures. The light-filled and spacious sitting room offers a tranquil space for relaxation and entertaining guests. The principal bedroom features an ensuite shower room, providing privacy and comfort.

Outside, a lovely low maintenance garden with rear access awaits, ideal for enjoying the fresh air and maybe even a spot of gardening. Additionally, driveway parking for two motor vehicles ensures convenience for you and your guests.

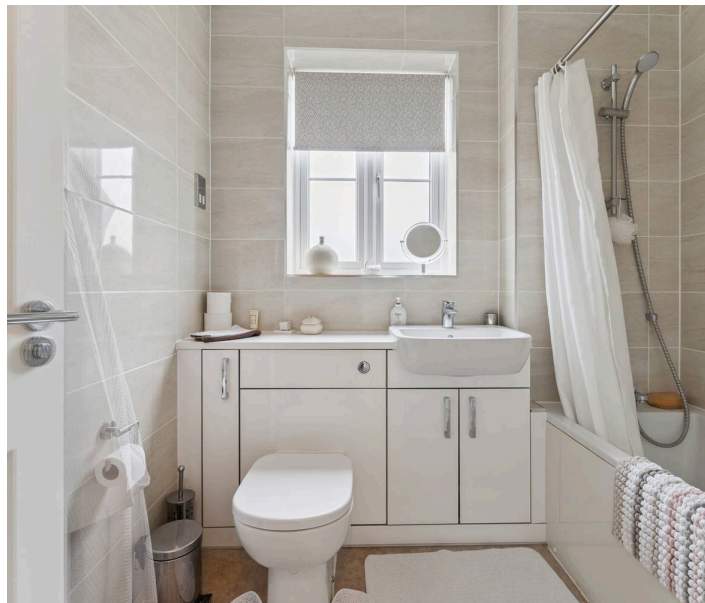
Don't miss out on this opportunity to own a home that combines practicality with elegance in a highly sought-after location.

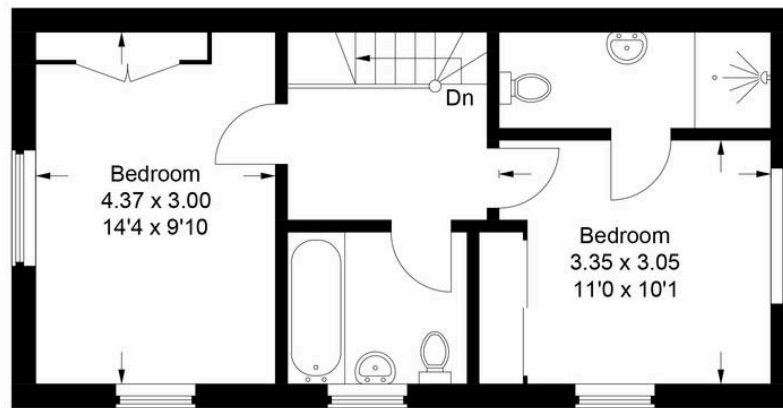
Council Tax band: D

Tenure: Freehold

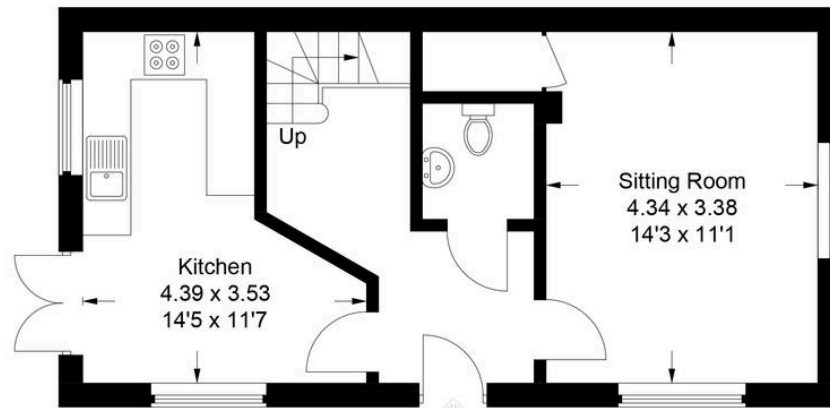
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





First Floor



Ground Floor

1 Millway Furlong

Approximate Gross Internal Area
 Ground Floor = 40.8 sq m / 439 sq ft
 First Floor = 40.5 sq m / 436 sq ft
 Total = 81.3 sq m / 875 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.