



## Conifers Wyre Close, Haddenham - HP17 8AU

Guide Price £685,000

**TR** TIM RUSS  
& Company





## Conifers Wyre Close

Haddenham, BUCKINGHAMSHIRE

- LOCATED IN A TOP DRAWER POSITION WITHIN THIS HIGHLY REGARDED VILLAGE
- AN EXCEPTION PLOT WHICH WRAPS AROUND THIS DETACHED CHALET BUNGALOW
- LIGHT AND SPACIOUS SITTING ROOM WITH OPEN FIREPLACE
- KITCHEN/BREAKFAST ROOM OVERLOOKING THE REAR GARDEN
- A LARGE DINING ROOM
- GROUND FLOOR DOUBLE BEDROOM WITH ENSUITE SHOWER ROOM
- POTENTIAL FOR A SEPERATE ANNEX WITHIN THE GROUND FLOOR ACCOMMODATION
- THREE FIRST FLOOR DOUBLE BEDROOMS AND A SMALL SHOWER ROOM
- LARGE GARAGE WITH DRIVE WAY PARKING





# Conifers Wyre Close

Haddenham, BUCKINGHAMSHIRE

Located in a top drawer position within this highly regarded village, this detached chalet bungalow presents a rare opportunity. Boasting an exceptional plot that wraps around the residence.

The bright and airy sitting room welcomes you with its open fireplace, setting the tone for cosy evenings. The well appointed kitchen/breakfast room overlooks the rear garden along with a generously sized dining room which also enjoys views of the garden.

The ground floor hosts a double bedroom with an ensuite shower room, providing utmost convenience. Noteworthy is the potential for a separate annexe within the ground floor layout, offering flexibility and added living space.

To the first floor, three additional double bedrooms and a compact shower room await. Completing this property is a substantial garage and ample driveway parking, ensuring both practicality and comfort. A truly lovely home with oodles of potential to re-configure and potentially extend (subject to planning)  
Council Tax band: E

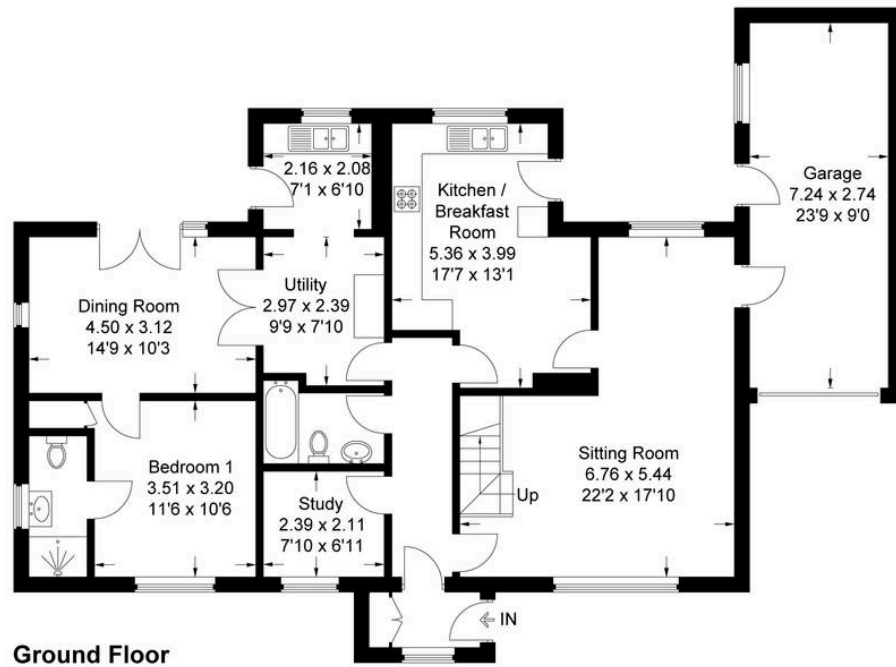
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## Conifers

Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 132.1 sq m / 1,422 sq ft  
 First Floor = 56.5 sq m / 608 sq ft  
 Total = 188.6 sq m / 2,030 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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## Tim Russ and Company

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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.  
 For more information please visit our website.



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