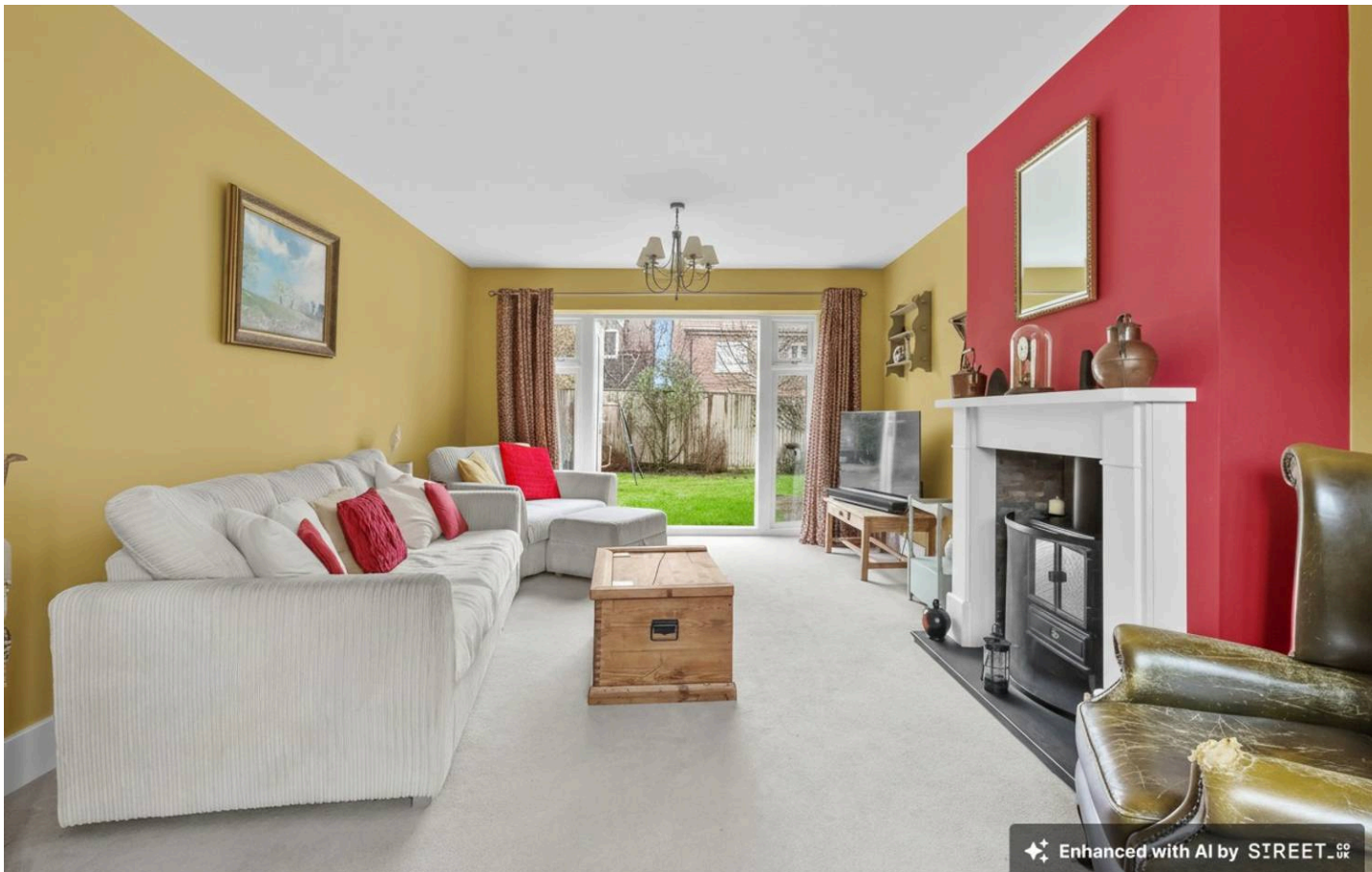




3 Woodwards Pen, Haddenham - HP17 8SW

Guide Price £625,000

 **TIM RUSS**
& Company



3 Woodwards Pen

Haddenham, BUCKINGHAMSHIRE

- A BEAUTIFUL FOUR BEDROOM, TWO BATHROOM FAMILY HOME BUILT BY HIGHLY REGARDED RECTORY HOMES
- GREAT SIZE SITTING ROOM
- A WELL APPOINTED KITCHEN/DINING FAMILY SPACE WITH DOORS ONTO THE GARDEN
- USEFUL UTILITY ROOM AND CLOAKROOM
- TO THE FIRST FLOOR ARE FOUR LOVELY BEDROOMS, THE PRICIPAL OF WHICH HAS A ENSUITE SHOWER ROOM AND FITTED WARDROBES
- THE THREE OTHER BEDROOMS ARE OF A GOOD SIZE AND THE FAMILY BATHROOM HAS BOTH BATH AND SHOWER
- DRIVEWAY PARKING AND GARAGE
- A WELL DESIGED GARDEN WITH TERRACE IS A PERFECT SPACE TO ENJOY ALFRESCO DINING



3 Woodwards Pen

Haddenham, BUCKINGHAMSHIRE

A spacious four-bedroom, two-bathroom family home, built by the well-respected Rectory Homes,

The inviting hallway leads to a generously sized sitting room. At the centre of the home is a spacious kitchen /dining space, ideal for everything from entertaining guests to enjoying quiet family breakfasts, offering plenty of room for everyone to gather. A practical utility room and cloakroom enhance the ease of everyday living.

Upstairs, the principal bedroom provides a peaceful retreat, complete with fitted wardrobes and a contemporary en-suite shower room. Three additional well-proportioned bedrooms offer versatile space for family members, visitors, or a home office. The family bathroom is stylishly appointed, featuring both a bathtub and a separate shower to suit all needs.

With the added advantages of driveway parking and a garage, this home delivers convenience alongside quality craftsmanship. Combining thoughtful design with functional living space, it presents an exceptional opportunity for its next owners.

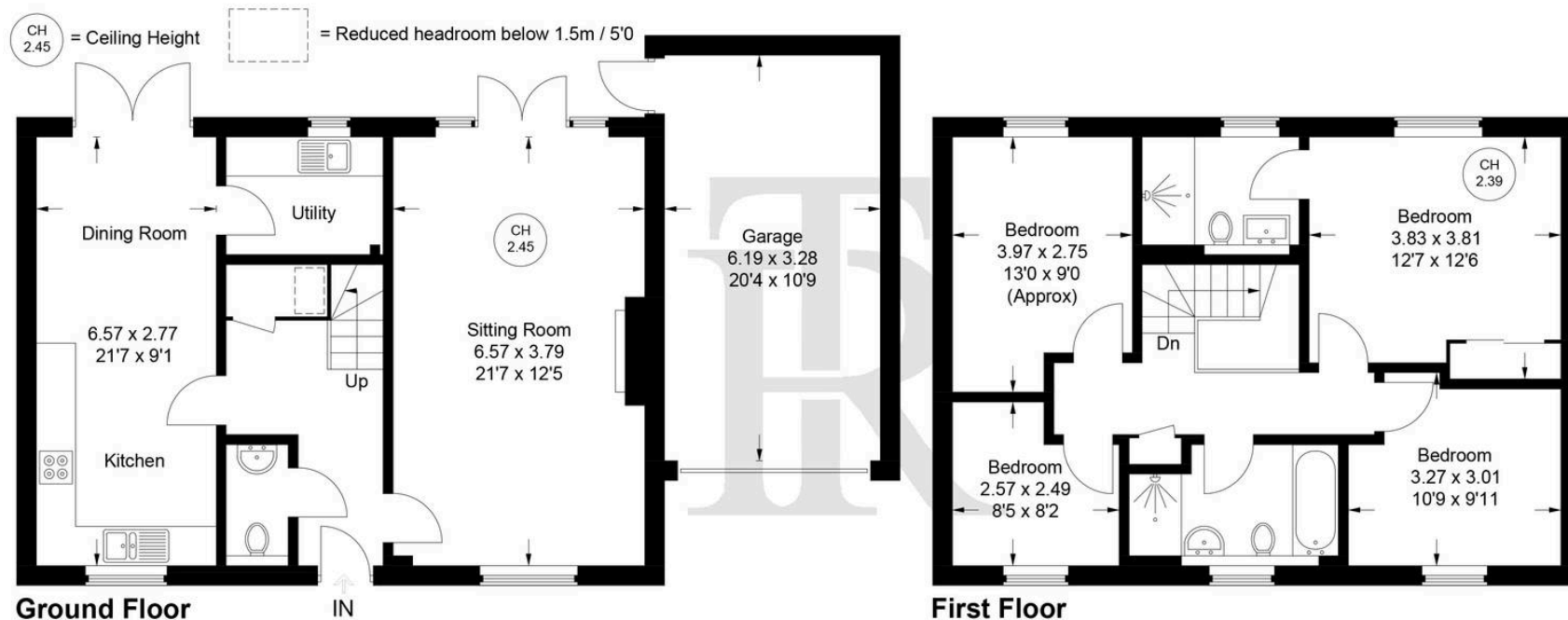
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





3 Woodward's Pen, HP17 8SW

Approximate Gross Internal Area
 Ground Floor = 61.7 sq m / 664 sq ft
 First Floor = 60.9 sq m / 655 sq ft
 Garage = 20.6 sq m / 222 sq ft
 Total = 143.2 sq m / 1541 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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.