



Mead Furlong, Haddenham - HP17 8SY

Guide Price £825,000

 **TIM RUSS**
& Company



2 Mead Furlong

Haddenham, BUCKINGHAMSHIRE

- THE FORMER SHOW HOME ON THIS HIGHLY REGARDED SMALL DEVELOPMENT BUILT BY RECTORY
- THE GROUND FLOOR FLOWS BEAUTIFULLY WITH LIGHT FLOODING IN FROM MANY ASPECTS
- THE KITCHEN/DINING/FAMILY SPACE HAS NOT ONE BUT TWO BIFOLD/ FRENCH FOORS ONTO THE GARDEN
- THE SITTING ROOM IS AGAIN SO LIGHT AND A GREAT SIZE
- TO THE FIRST FLOOR THERE ARE TWO SUITES, THE PRINCIPAL OF WHICH HAS A RANGE OF FITTED WARDROBES AS WELL AS AN ENSUITE SHOWER ROOM
- THERE ARE TWO FURTHER BEDROOMS AND A WELL APPOINTED BATHROOM
- DRIVEWAY PARKING AND A SINGLE GARAGE
- THE REAR GARDEN IS MAINLY LAID TO LAWN WITH WELL STOCKED BORDERS AND A PAVED TERRACE WHICH IS PERFECT FOR ENTERTAINING
- A SUPER FAMILY HOME WITHIN WALKING DISTANCE OF THE CRICKET GROUND AND SCHOOLS



2 Mead Furlong

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This exceptional former show home is set within a highly regarded, small development by Rectory and offers beautifully presented, light-filled accommodation throughout.

The ground floor provides a superb sense of space and flow, centred around an impressive open-plan kitchen, dining and family area. Featuring both bi-fold and French doors opening onto the garden, this space is perfect for modern living and entertaining. The separate sitting room is equally spacious, offering a bright and comfortable setting for relaxation.

Upstairs, there are two well-appointed bedroom suites, including a principal bedroom with fitted wardrobes and a stylish ensuite shower room. Two further generously sized bedrooms are served by a contemporary family bathroom, making the layout ideal for families or visiting guests.

Finished to a high standard, the property combines quality fittings with a practical and well-designed layout. Ideally located within walking distance of the cricket grounds and well-regarded schools, this is a superb opportunity to acquire a stylish home in a sought-after and convenient village setting.

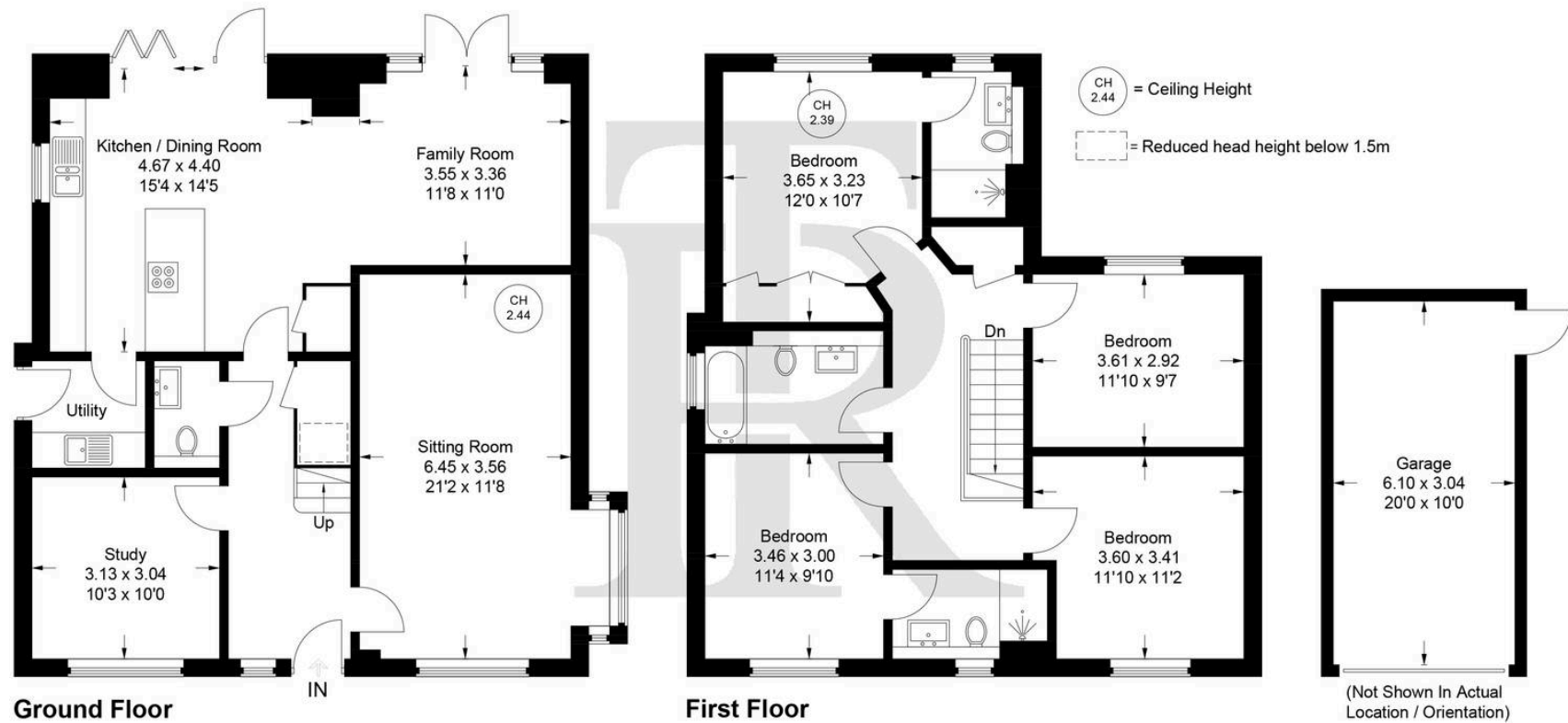
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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Approximate Gross Internal Area
 Ground Floor = 88.3 sq m / 950 sq ft
 First Floor = 75.1 sq m / 808 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 182.0 sq m / 1958 sq ft

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

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.



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