



115 Willis Road, Haddenham, Buckinghamshire, HP17 8HG



115 Willis Road

Conveniently located in the heart of this popular and picturesque village with its excellent transport links, this is a very spacious, semi-detached, two bedroom house situated on a corner plot with gardens to three sides, gravel driveway parking and garage. With huge potential to remodel and extend, subject to the necessary planning consents, the property is offered for sale with the added benefit of no onward chain.

The property is accessed, to the rear, via the garden room, a bright triple aspect room overlooking the gardens. Beyond is an inner hall with a cloaks cupboard, stairs to the first floor, and doors to the ground floor rooms. The kitchen/breakfast room is fitted with a good range of wall and floor units, integrated hob and oven and storage cupboards. The sitting/dining room is a good size and bright room and features a fireplace. A guest cloakroom completes the ground floor accommodation. Upstairs there are two double bedrooms and good size bathroom with separate shower cubicle.

Outside, the generous gardens are situated to three sides of the property and are accessed, separately, via a pedestrian gate, with a footpath to the house, and vehicular gates, with a gravel driveway leading through to the garage. Enclosed by wooden fencing, the gardens are laid mainly to lawn with mature shrub borders, a useful timber summerhouse, paved paths and a full width terrace.

Accommodation

Ground Floor

Garden Room, Inner Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Cloakroom.

First Floor

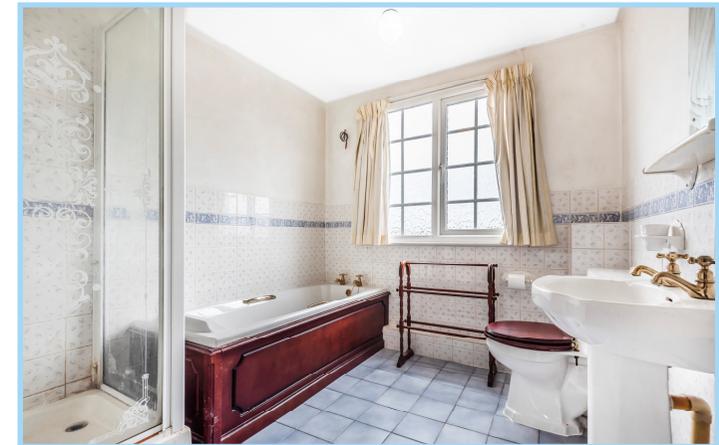
Master Bedroom, Bedroom 2, Family Bathroom.

Outside

Enclosed Gardens, Driveway Parking, Garage, Summerhouse.



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Haddenham

The picturesque and historic village of Haddenham is set on the Buckinghamshire / South Oxfordshire border. It offers an array of local amenities including a village hall, a library, Primary and Middle schools, a variety of local shops, cafés, pubs and restaurants, a garage with a filling station, a health centre and a pharmacy. This active village runs a number of village events and has a busy social scene with a variety of local clubs. It boasts some delightful period buildings throughout the village and a picturesque village green with a duck pond overlooked by the church.

More comprehensive recreational and shopping facilities can be found in Thame, about 2½ miles away, and in Aylesbury and Oxford, about 5 and 12 miles away respectively.

Unrivalled transport connections include fast train services from Haddenham to Oxford, Bicester, Birmingham and London Marylebone (within 38 minutes), a popular and regular bus service linking Haddenham to Thame, Oxford and Aylesbury and the village is located within easy reach of the M40 motorway, junctions 6, 7 and 8.

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Directions

Leave Thame in a north-easterly direction travelling on the A418 towards Aylesbury. After about $\frac{2}{3}$ mile fork right, signposted to Haddenham. Continue towards the village and turn right into Station Road, shortly after the 'Haddenham' sign. Continue to the village and on to the church green. Turn left into Churchway and the property can be found after a short drive, on your right, after the right turn into The Gables, at the junction with Willis Road.

Transport Links

M40 Motorway (Junction 7) - 8 miles.

Haddenham and Thame railway station – c. 1 mile – (London Marylebone from 38 minutes).

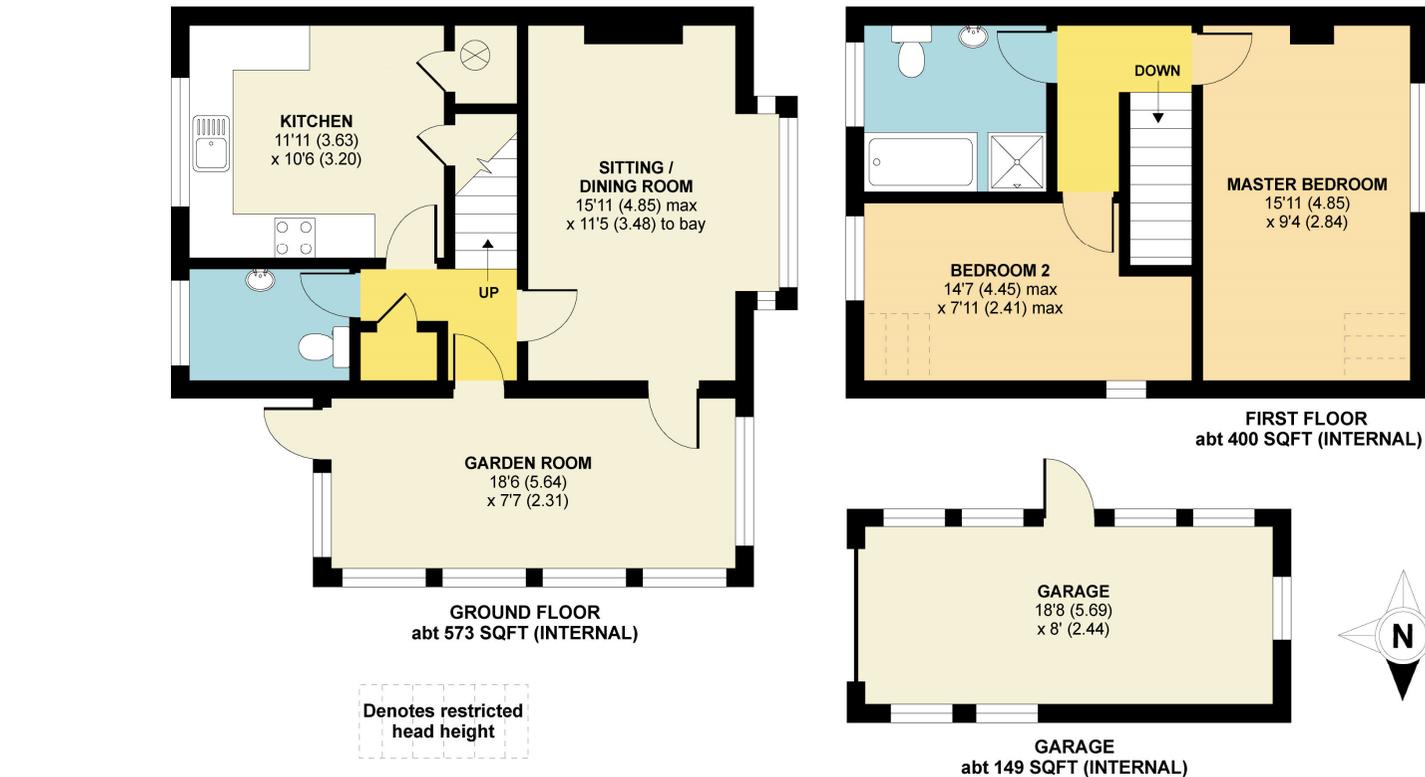
Regular Bus Service 280 – Aylesbury to Oxford via Haddenham, Thame and Wheatley.

Broadband

Superfast enabled; Up to 76 Mbps.

Tenure

Freehold.



Andrew Murray & Co
Residential Sales and Lettings

APPROX. GROSS INTERNAL FLOOR AREA 1104 SQ FT 102.5 SQ METRES
(INCLUDES GARAGE & EXCLUDES RESTRICTED HEAD HEIGHT)

Willis Road, Haddenham, Aylesbury, HP17

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Services

Mains gas, electricity, water and drainage.

Local Authority

Aylesbury Vale District Council.

Tax Band

D

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