



14 Hordern Close, Haddenham, Buckinghamshire, HP17 8NA



Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining Room, Cloakroom.

First Floor

Landing, Three Bedrooms, Family Bathroom.

Outside

Enclosed Garden, Two Allocated Parking Spaces and Visitor Parking.

14 Hordern Close

Pleasantly situated in a cul-de-sac location on this popular village centre development and located within easy reach of the village amenities, this is a very well presented, modern, 3 bedroom, end-of-terrace, family home with an enclosed south facing garden and allocated parking for two vehicles. Offered for sale with no upward chain, the property further benefits from new uPVC windows to the majority of the windows and a recently replaced gas boiler.

Downstairs, there is a small entrance hall with stairs leading to the first floor and doors leading to all ground floor rooms. The sitting room is a large, well proportioned, dual aspect room with French windows leading into the garden. The fitted kitchen is also a good size room with ample storage cupboards, fitted oven and hob, understairs cupboard and plenty of space for a dining table and chairs. A guest cloakroom completes the downstairs accommodation, Upstairs, there is a landing with a large store cupboard, three bedrooms, two of which are dual aspect rooms, and a family bathroom.

Outside, there is an enclosed, south facing garden with a large timber shed. To the side, there are two allocated parking spaces and further visitor parking spaces are available.



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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 to, and into, the village and proceed towards the centre along the Thame Road. At The Rising Sun pub, turn left into Dollicott and left again into Windmill Road. Hordern Close can be found after a short drive, on your right. No.14 is the first house on your right.

Transport Links

M40 Motorway (Junction 7) - 8 miles.

Haddenham and Thame railway station - < 0.5 miles - (London Marylebone from 38 minutes).

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

Broadband

Superfast enabled; Up to 76 Mbps.

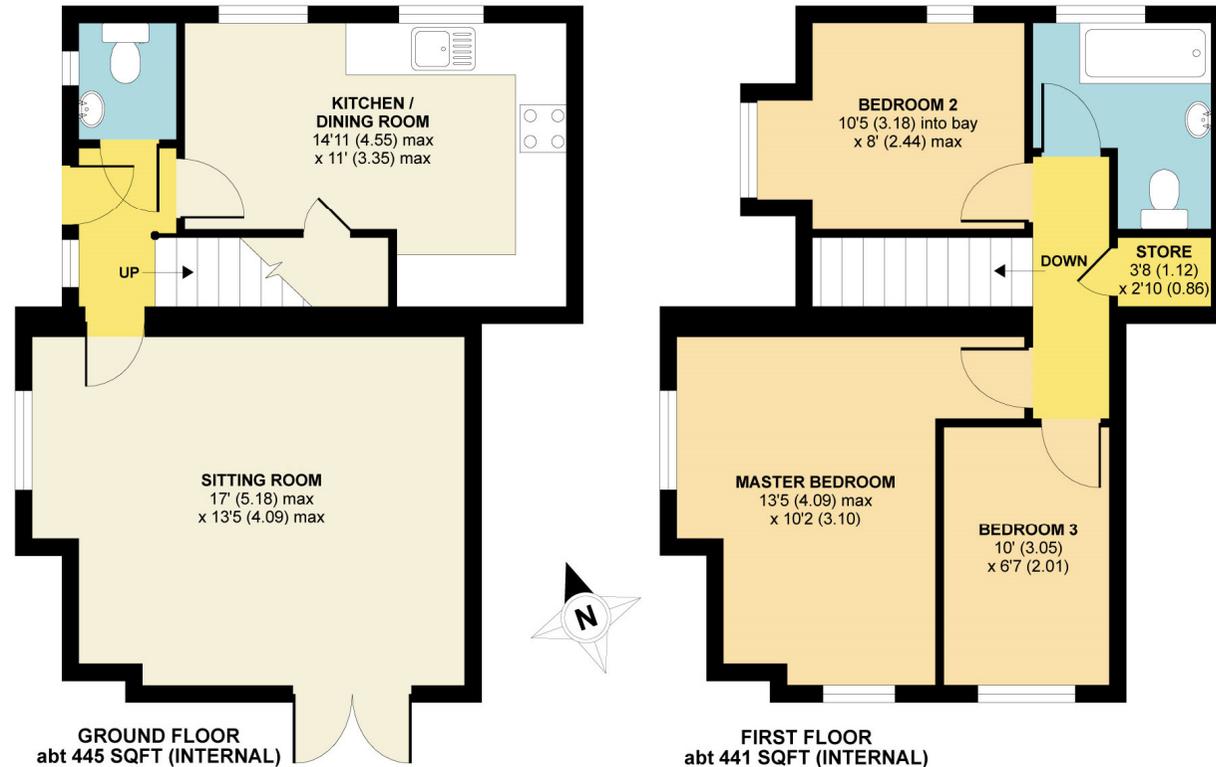
Tenure

Freehold.

Hordern Close, Haddenham, Aylesbury

Approximate Area = 856 sq ft / 79.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2020. Produced for Andrew Murray & Co LTD. REF: 602935



Services

Mains gas, electricity, water and drainage.

Local Authority

Buckinghamshire Council.

Tax Band

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