



28 Wirethorn Furlong, Haddenham, Buckinghamshire, HP17 8LQ



Accommodation

Ground Floor

Entrance Hall, Kitchen/Dining Room, Sitting Room, Two Double Bedrooms, Bathroom.

Outside

Communal Gardens, Allocated Parking.

28 Wirethorn Furlong

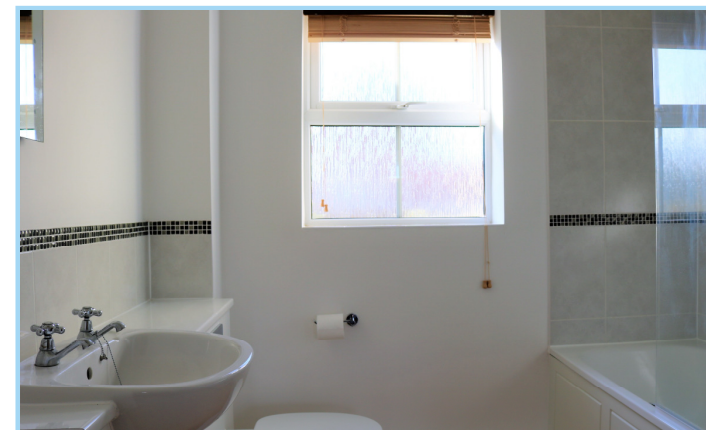
Constructed in 2009 by the renowned local developer W E Black and benefitting from the remainder of the NHBC warranty, this is a newly redecorated, 2 bedroom, ground floor apartment with well-proportioned rooms and pleasant outlook onto the well-maintained gardens. It offers unrivalled transport connections being located within a few minutes' walk of the railway station and just off the regular 280 bus route giving fast access to London Marylebone, Birmingham, Thame, Oxford and Aylesbury. The property is ready to move into and is offered for sale with no onward chain.

A large communal entrance hall leads to the front door. Within is a private entrance hall with doors leading off to each room, a boiler cupboard and a useful cloaks cupboard. The sitting room is a good size with French windows leading into the garden. The kitchen is fitted with a good range of cupboards, an integrated oven and hob and has plenty of space for a dining table and chairs. Both bedrooms are double bedrooms. The bathroom, fitted with a white bathroom suite, completes the accommodation.

Outside there are well-tended communal grounds and one allocated parking space.



28 Wirethorn Furlong, Haddenham, Buckinghamshire, HP17 8LQ



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 shops, cafés, pubs and restaurants, a garage, 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 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. Fast train services from Haddenham and Thame Parkway to London Marylebone are now within 38 minutes and there is now a train connection to Oxford, making this an ideal commuter village.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	69	71	79
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England, Scotland & Wales

28 Wirethorn Furlong, Haddenham, Buckinghamshire, HP17 8LQ

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 into the village, passing the railway station, and take the next left turn into Pegasus Way. Turn immediately right into Wirethorn Furlong and No.28 can be found immediately on your right..

Transport Links

M40 Motorway (Junction 6) - 8 miles.

Haddenham and Thame railway station - 0.1 miles - (London Marylebone from 38 minutes).

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

Broadband

Superfast Enabled - Maximum Available Speed: 68.00 Mbps.

Tenure

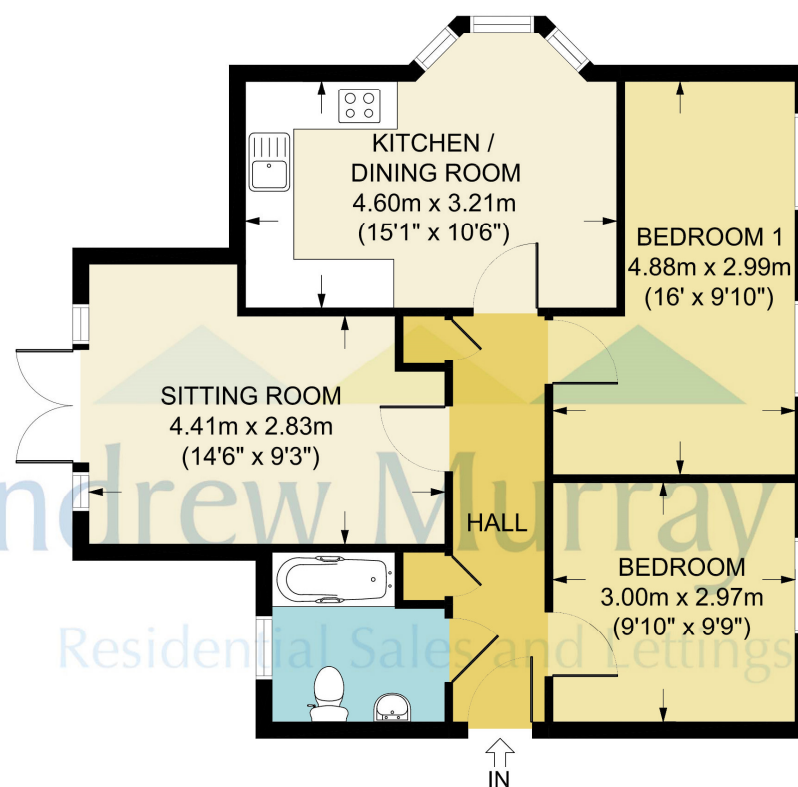
Leasehold. 125 years from 25/03/09.

Service and Maintenance Charge

£71.80 pcm for 2017/2018.

Ground Rent

£295 per annum.



APPROX. GROSS INTERNAL FLOOR AREA 657 SQ FT / 61 SQ M
28 WIRETHORN FURLONG HP17 8LQ

Services

Mains electricity, water and drainage. Electric central heating.

Local Authority

Aylesbury Vale District Council

Tax Band

C - £1,538.94 2017/18

Andrew Murray & Co. for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition, permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Andrew Murray & Co. has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewings.

Andrew Murray & Co
98 High Street, Thame,
Oxfordshire, OX9 3EH

01844 211800
sales@andrew-murray.co.uk
www.andrew-murray.co.uk