




Andrew Murray & Co
Residential Sales and Lettings

7 Printers Piece, Haddenham - £375,000

7 Printers Piece, Haddenham, Buckinghamshire, HP17 8NF



Accommodation

Ground Floor

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

First Floor

Two Double Bedrooms, Family Bathroom.

Outside

Enclosed Rear Garden with Rear Access and Shed, Allocated Parking Space.

7 Printers Piece

Situated on this outstanding, highly popular, development of modern family homes and located in the very heart of Haddenham within easy reach of the shops and other village amenities, this is a very well-appointed, 2 bedroom, semi-detached home with enclosed, landscaped garden and an allocated parking space. The property has been well maintained by the current owner and is ready to move into.

Downstairs, there is a welcoming entrance hall with doors to the cloakroom, kitchen/dining room and sitting room, an understairs cupboard and stairs to the first floor. The kitchen is fitted with a good range of modern base and wall units and integrated oven and hob and has ample space for a dining table and chairs. The sitting room is a good sized and bright room which overlooks, and has French windows leading into, the garden. Upstairs, there are two double bedrooms, one with built in wardrobes, and a family bathroom.

Outside there is a lovely enclosed garden, laid to lawn with a paved terrace and shrub borders, a timber shed and a rear, gated, access. One allocated parking space is located nearby, along with visitor parking spaces within the development.



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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 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 35 minutes, and there is now a train connection to Oxford, making this an ideal commuter village.

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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 and continue into the village, passing the railway station. Proceed to the village centre, continue through the 'S' bend and on to the pair of mini-roundabouts. Turn right into Churchway and take the first right into Printers Piece. Follow the road down and bear left; no.7 can be found on your left.

Transport Links

M40 Motorway (Junction 6) - 8 miles.

Haddenham and Thame railway station - < 1 mile - (London Marylebone from 37 minutes).

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

Broadband

Average broadband speed within this postcode - 145 Mb (source - rightmove.co.uk)

Tenure

Freehold.

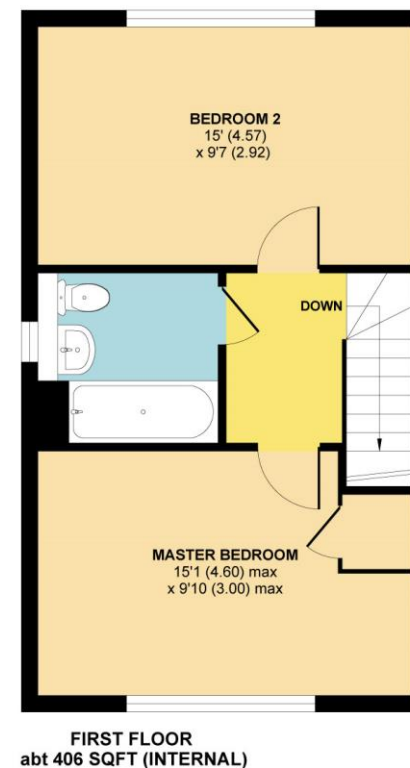
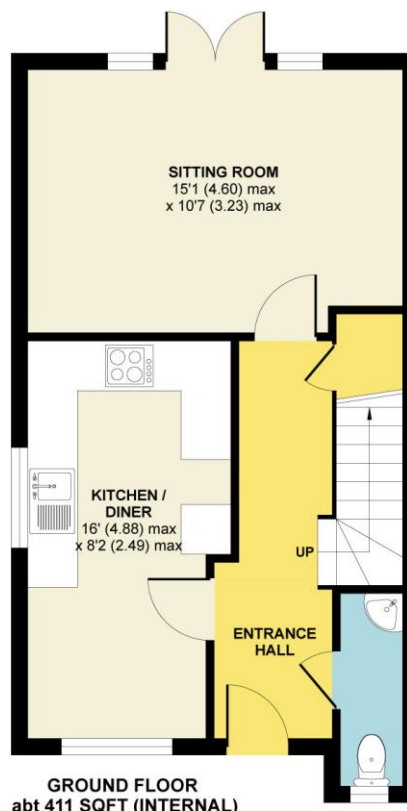
Service Charge

£316 per annum (2020).

Printers Piece, Haddenham, Aylesbury, HP17

Approximate Area = 817 sq ft / 76 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). © nichecom 2020. Produced for Andrew Murray & Co LTD. REF: 652891



Services

Mains gas, electricity, water and drainage.

Local Authority

Buckinghamshire Council

Tax Band

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