



53 Anxey Way  
Haddenham

**TIM RUSS**  
& COMPANY





53 Anxey Way  
Haddenham  
Buckinghamshire HP17 8DJ

Description  
A delightful end of terrace in this popular location within easy reach of Mainline station and village amenities

**£328,000**





## The Property

An immaculately presented, two bedroom end of terrace home, which has been the subject of considerable improvements by the current owners. The property has been recently re-decorated, featuring a superbly fitted kitchen and a beautifully fitted shower room. Situated in this ideal location for village amenities and all transport links. The accommodation comprises: Entrance hall, dual aspect sitting/dining room with feature stained glass window and shutters to front windows; kitchen with an excellent range of wall and base units including a pull-out full height larder unit, integrated fridge, freezer, and washing machine. To the first floor there are two double bedrooms - bedroom one benefits from fitted wardrobes and bedroom two from built-in cupboards and shutters to window; there is also a shower room.

## Outside

The property is set back from the road overlooking a pleasant green area with mature trees. To the rear there is a low maintenance

garden with large shed. There is side gated access the right of the property. Parking is available in two private parking areas.

## Location

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury. The village facilities include a range of shops, health centre, dentist, library, gym, vet, community centre, restaurants, post office, cafes and public houses. The historic market town of Thame is just three miles away and offers more extensive facilities including a sports centre, shops, supermarkets and a weekly open-air market. For the commuter Haddenham and Thame Parkway provides a regular service to London, Marylebone and Oxford (around 40 minutes and 30 minutes, respectively). Junctions 7 & 8 of the M40 provide good access to London Heathrow and Birmingham Airports. There is excellent schooling in the area both in the public and private sectors as well as many countryside walks and bridleways to be enjoyed nearby.

## Directions

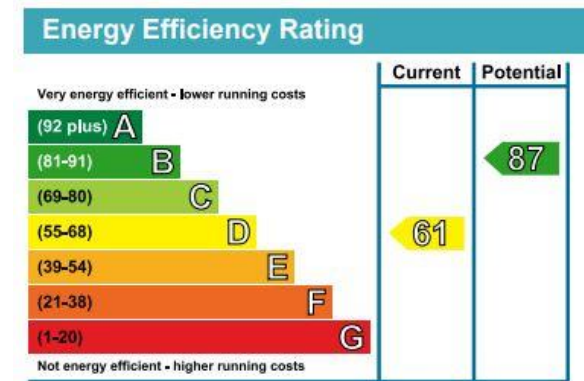
From our offices, turn right onto Thame Road. Take the 2<sup>nd</sup> right into Anxey Way and then immediately right again. Number 53 will be seen directly in front.

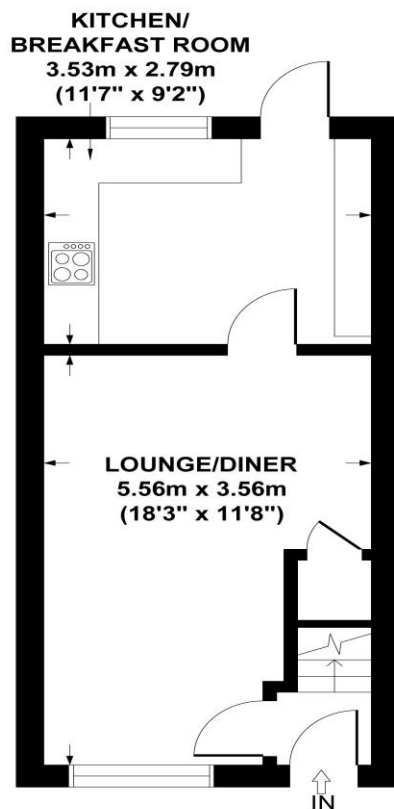
## Viewings

Strictly by appointment only.

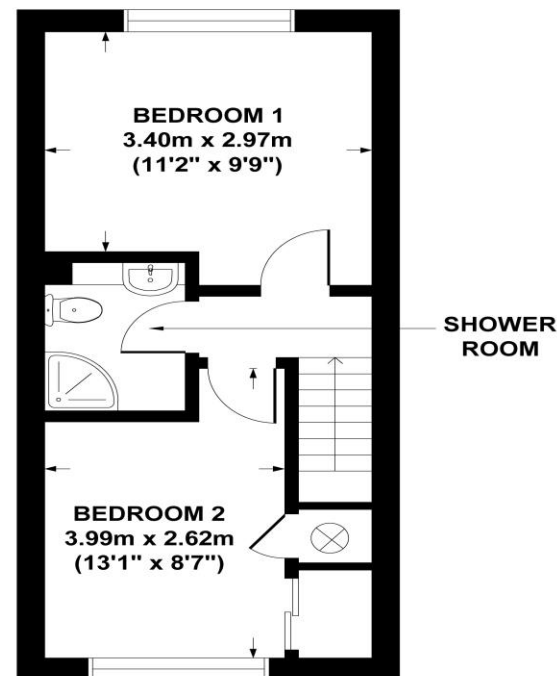
## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.





**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 30 SQ M / 326 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 30 SQ M / 326 SQ FT

**ANXEY WAY, HADDENHAM, AYLESBURY, BUCKINGHAMSHIRE, HP17 8DJ**  
**APPROX. GROSS INTERNAL FLOOR AREA 60 SQ M / 652 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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