



Maslin Elms  
Haddenham

White Lion  
Residential



# Maslin Elms

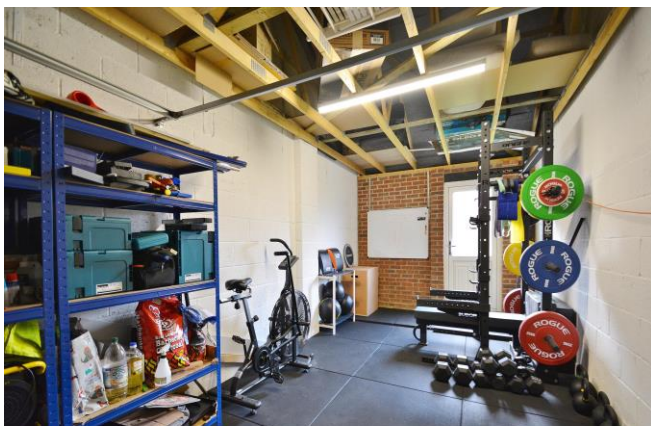
Aylesbury HP17 8FT



- Three Bedroom Semi Detached Home
- Garage & Driveway Parking
- Full Fibre Broad Band
- Approx. 0.9 mile walk to Railway Station
- Excellent Condition Throughout
- South Facing Garden
- Family Bathroom, Ensuite & Cloakroom
- Low Traffic Road

## About the property

Extremely well presented modern 3 bedroom home. This faultless property is well situated within the Grove development, yet is less than a 300m footpath walk to Churchway, and all Haddenham amenities are within walking distance. This home is in stunningly good condition throughout, and benefits from a downstairs WC in addition to the family bathroom and ensuite shower room. The Kitchen is to the front, with a very well proportioned living room to the rear. Upstairs are two double and one single bedrooms. There is driveway parking in front of the garage, which is a very usable space with access to the rear garden, which is generously sized and south facing.



Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: White Lion Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: White Lion Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. W810

### About the area

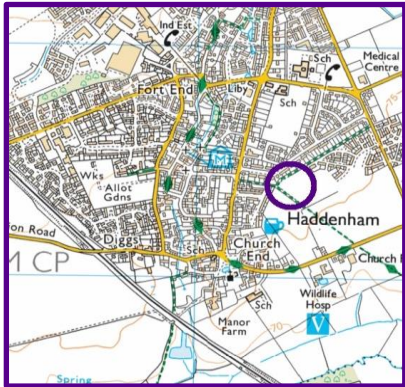
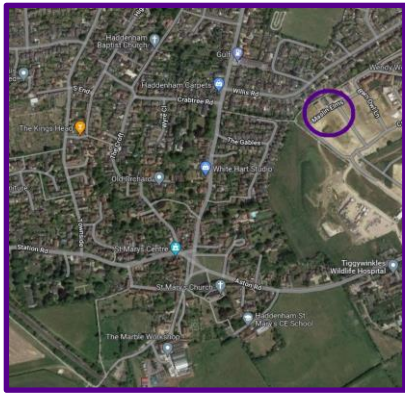
Haddenham is a large village with a wealth of local amenities and excellent road and rail links. The village offers a butcher, baker, sub post office, convenience shop, hairdressers as well as a number of cafes and public houses. There is also a health centre, dentist and library. The commuter is well served with Haddenham and Thame Parkway station providing a regular service to London, Marylebone (approx. 39 mins). By car the M40 motorway at the Milton Common or Wheatley intersections junctions 7 and 8a, are a 7 mile and 9 mile drive. There is also a frequent bus service (280) between Aylesbury and Oxford. There is good schooling within the village as well as Grammar Schools in Aylesbury and private schools in the surrounding areas.



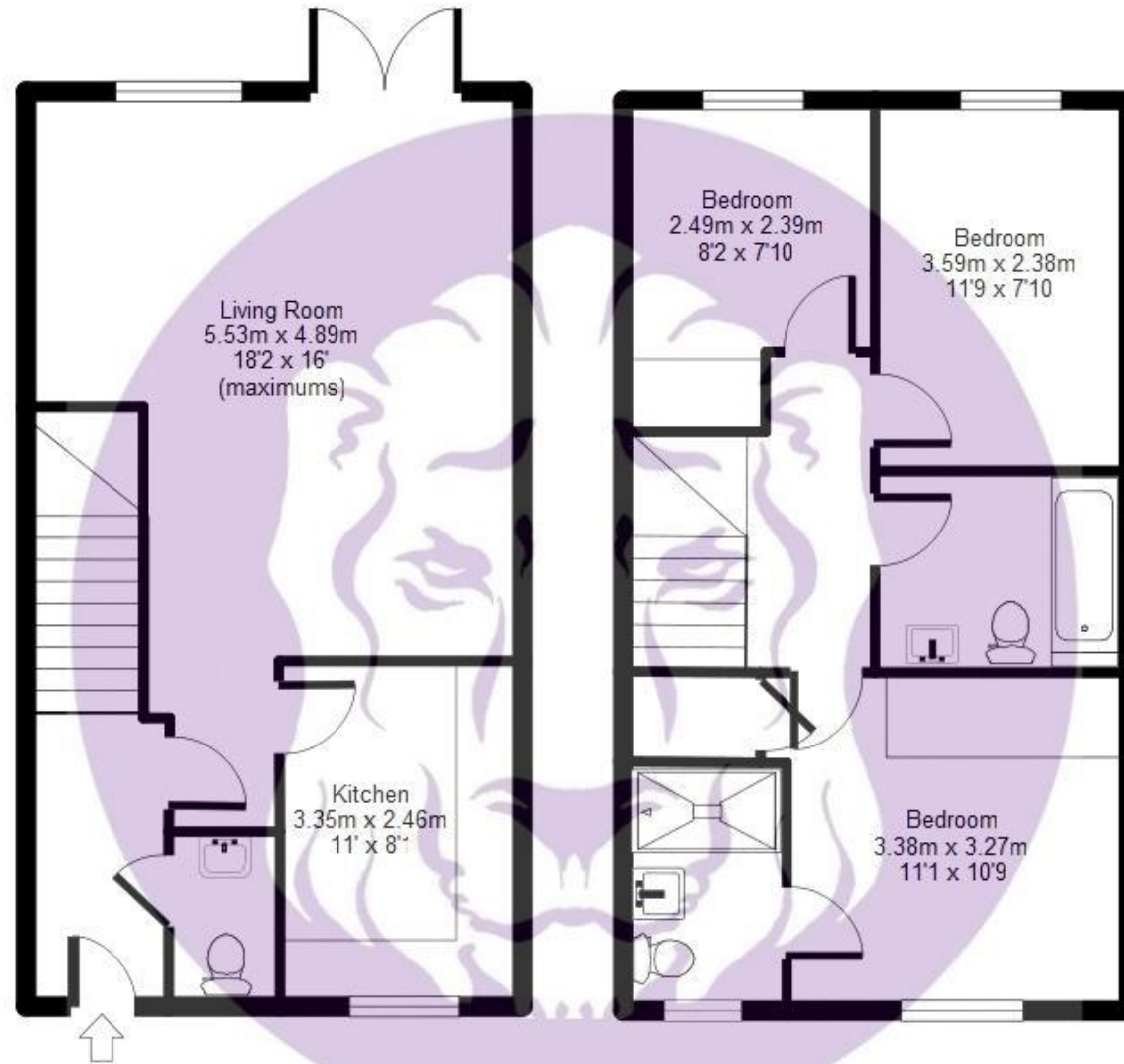
*"Faultless family home presented in excellent condition."*







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Maslin Elms, Haddenham, HP17 8FT.

APPROX GROSS INTERNAL FLOOR AREA: 87.59 sq. m / 942.51 sq. ft



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