

HAMNETT HAYWARD



6A RUDDS LANE, AYLESBURY, HP17 8JP
OFFERS IN EXCESS OF £600,000





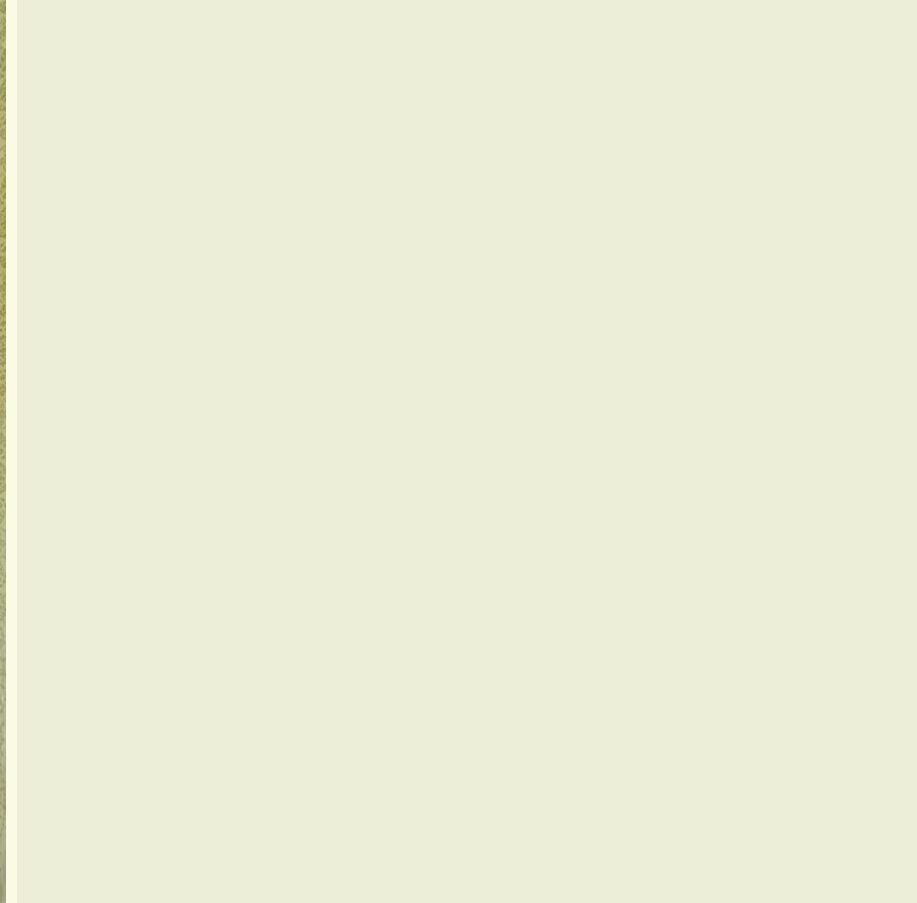
6A RUDDS LANE

AYLESBURY, HP17 8JP

- An individual detached bungalow in need of total renovation
- Highly sought after location overlooking the duck pond
- Ample off street parking
- Village station offering a comprehensive service into London Marylebone (under 40 minutes)
- Generous plot of 0.15 acres
- In need of updating throughout, scope to further extend and re-design
- Generous mature gardens
- Vacant possession with no chain

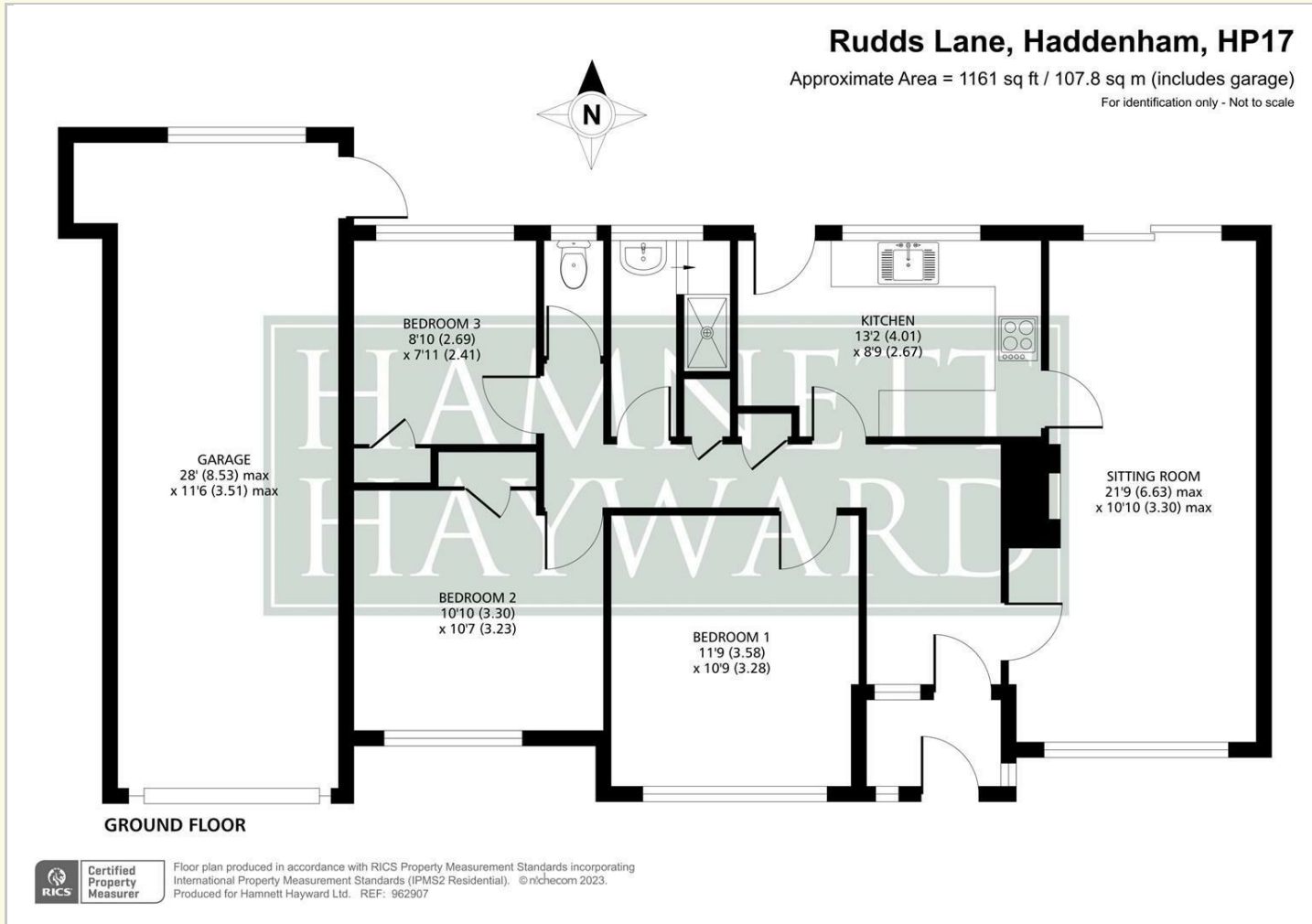
RENOVATION/EXTENSION PROJECT - An individual detached bungalow occupying a generous plot extending to 0.15 acres, located within a quiet position overlooking the village pond and offering scope to extend and improve. Constructed originally in circa 1970, this individual detached bungalow occupies a generous plot, once originally within the grounds of Willow farmhouse. Forming part of this quiet village lane, overlooking one of the well known ponds, the property is ideally positioned on the fringe of this historic Buckinghamshire village, whilst within a short stroll of the many shopping facilities available and just a short walk to the Haddenham junior school. The mainline station is also within walking distance offering a comprehensive service into London Marylebone (under 40 mins). Internally, accommodation is arranged over one level and accessed from a generous entrance hall. A spacious open plan sitting/dining room extends to 21' in length with an open fireplace and a glazed sliding door opening to the rear garden. The kitchen/breakfast room is located to the rear of the property overlooking the garden and fitted with a range of base and eye level cupboard and drawer units. The bedroom accommodation comprises three generous bedrooms, two double rooms overlook the front and a single overlooking the rear garden. The shower room has a shower cubicle and wash hand basin, with a separate WC adjacent. Externally and of particular note is the outstanding plot size, extending to 0.15 acres and overlooking the Rudds Lane pond to the front. A substantial frontage provides off street parking for ample vehicles and is bordered by a classic Haddenham Wychert wall. The garage extends to 28' in length with a workshop area to the rear, power and light is available and a loft void provides access to a large attic. To the rear are well stocked mature gardens, laid predominantly to lawn and providing a good degree of privacy. In our opinion 6a Rudds Lane offers a unique opportunity







FLOOR PLANS



LOCATION MAP



ENERGY PERFORMANCE GRAPH

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

VIEWING

Please contact our Thame Office on 01844 215371 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.