

**FOR SALE**



**Bernard Close, Cuddington**  
**Offers In Excess Of £450,000**

  
**MARTIN & CO**

# Bernard Close, Cuddington

## Key Notes:

- Modern Kitchen
- Mid Terraced House
- 1.6 Miles from Haddenham & Thame Parkway Station
- within catchment for Cuddington and Dinton CofE School and Waddesdon Church of England School
- Two Reception Rooms
- Rear Garden
- Driveway Parking
- No Onward Chain
- Council Tax Band: C
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Offered to the market with no upper chain, this well-presented mid-terraced home is situated within the highly sought-after village of Cuddington, a picturesque setting known for its charming character and strong sense of community.

The property provides versatile and well-proportioned accommodation throughout, with the current layout arranged to suit modern family living. To the ground floor are two reception rooms, offering flexible space for both relaxation and entertaining, alongside a modern fitted kitchen with integrated appliances.

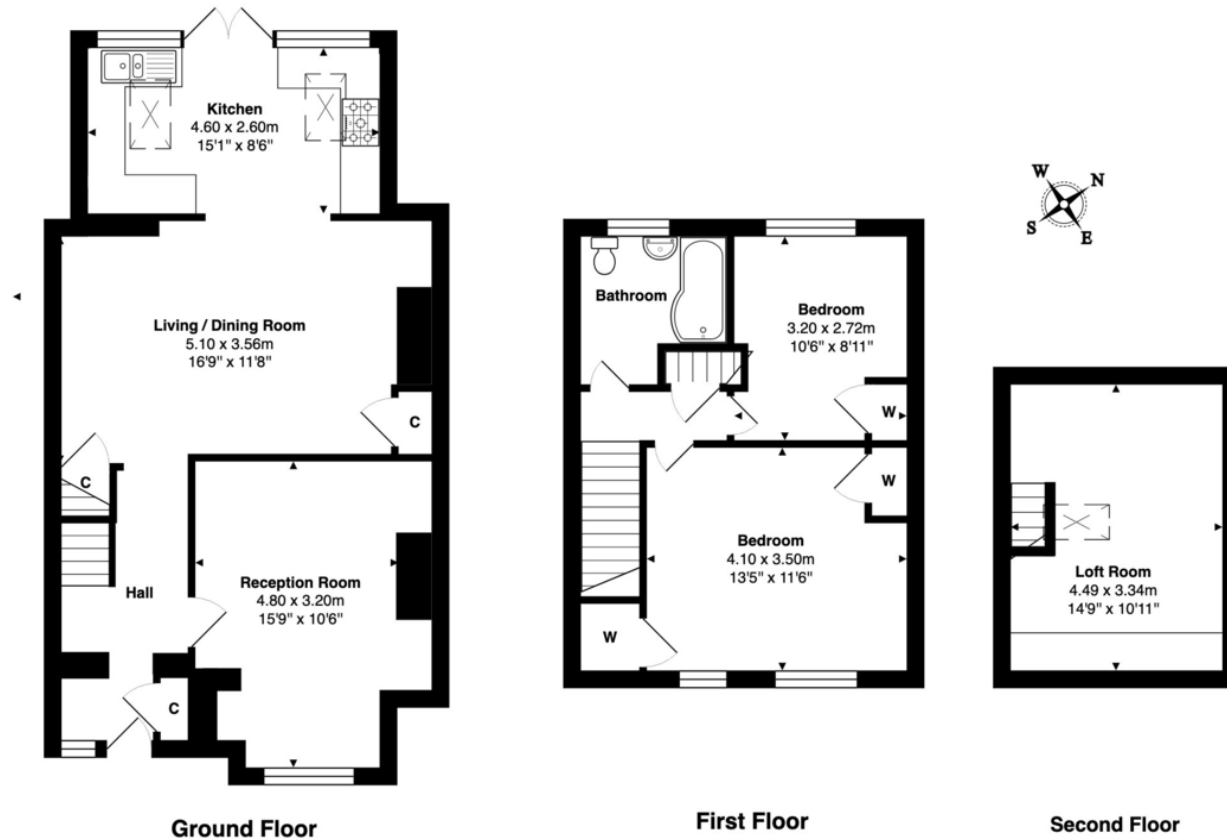
To the first floor are two generously sized double bedrooms and a contemporary family bathroom suite. In addition, there is a loft room which offers further space.

Externally, the property benefits from off-street driveway parking to the front, while to the rear is a thoughtfully landscaped garden, ideal for outdoor dining, entertaining, or simply enjoying the warmer months.

Positioned on a quiet residential road within this desirable Buckinghamshire village, the property is conveniently located for transport links, with Haddenham & Thame Parkway Station approximately 1.6 miles away, as well as nearby bus routes. The area is particularly well regarded for its schooling, with the property falling within catchment for Cuddington and Dinton CofE School and Waddesdon Church of England School, making it an excellent choice for families.







**Approximate Gross Internal Area**

110.3 m<sup>2</sup> ... 1187 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by E8 Property Services. www.e8ps.co.uk

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

