

**FOR SALE**



**Anxey Way, Haddenham**  
**Guide Price £345,000**

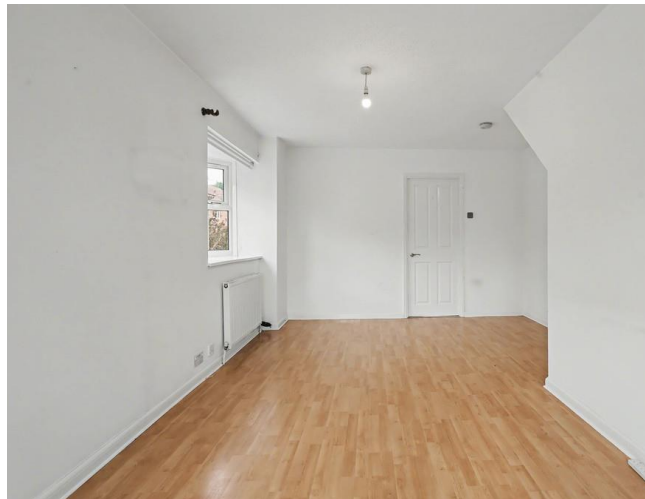
  
**MARTIN&CO**

# Anxey Way, Haddenham

## Key Notes:

- Bright and spacious two-bedroom end-of-terrace home in a highly regarded cul-de-sac
- Conveniently located within easy reach of the railway station and village centre amenities
- Generous dual-aspect sitting room providing a light and airy living space
- Two well-proportioned double bedrooms, including one with fitted wardrobes
- Enclosed and secluded paved garden with shed, rear access, and allocated parking
- Excellent transport links including Haddenham & Thame Parkway
- Vacant Possession
- Council Tax Band: D
- No Onward Chain
- Vacant Possession

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Pleasantly situated within a highly regarded cul-de-sac development, this bright and spacious two-bedroom end-of-terrace home is ideally located within easy reach of both the railway station and the village centre amenities.

The property features a well-appointed kitchen fitted with a good range of cupboards and integrated appliances, with a convenient door leading directly to the garden. The generous sitting room benefits from a dual-aspect design, creating a light and airy living space.

Upstairs, there are two well-proportioned double bedrooms, one of which includes a full wall of fitted wardrobes. The modern bathroom is finished with a contemporary white suite.

Externally, the property enjoys an enclosed and secluded paved garden, complete with a garden shed and rear access. Allocated parking is also provided.

The popular village of Haddenham offers a wide range of local amenities along with excellent transport connections by both road and rail.

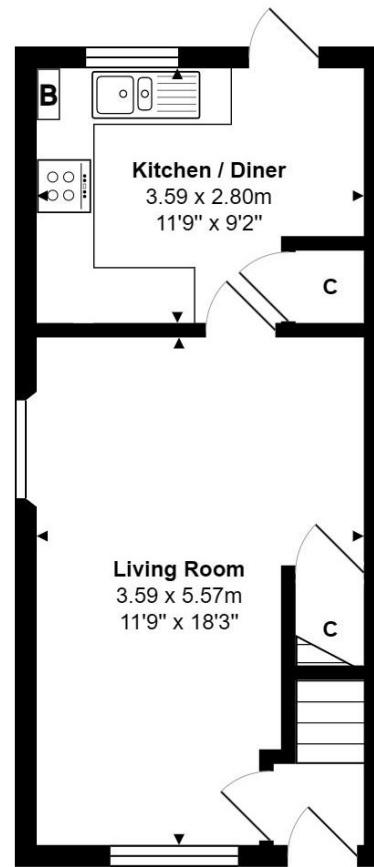
For commuters, Haddenham & Thame Parkway provides a regular rail service to London Marylebone, with journey times of approximately 39 minutes. By road, the M40 motorway is easily accessible via Junction 7 at Milton Common (around 7 miles) and Junction 8A at Wheatley (approximately 9 miles). There is also a frequent bus service (Arriva 280) operating between Aylesbury and Oxford.

Within the village itself, residents benefit from a variety of amenities including cafés and pubs, a convenience store, Post Office, hairdressers, a health centre, dentists, and a public library.

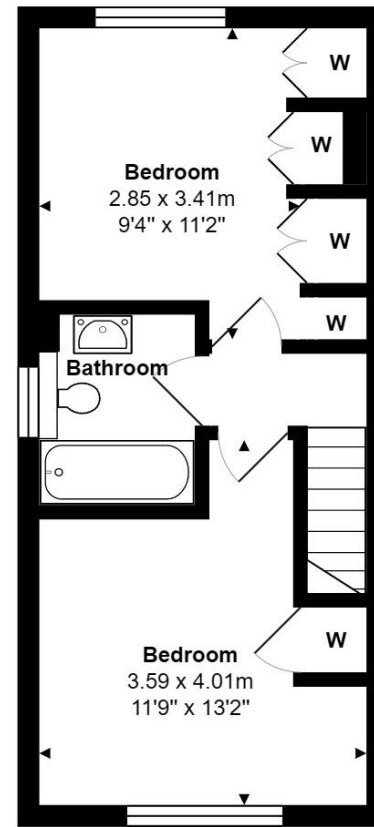
The area is also well served for education, with reputable schooling available within the village, alongside Grammar Schools in Aylesbury and a selection of well-regarded independent schools in the surrounding area.







Ground Floor



First Floor

Approximate Gross Internal Area

61.2 m<sup>2</sup> ... 658 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.