



13 Yolsum Close, Haddenham - HP17 8DG

Guide Price £650,000

 **TIM RUSS**
& Company



13 Yolsum Close

Haddenham, Buckinghamshire

- AN EXCEPTIONAL TURN KEY FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC JUST A SHORT STROLL FROM THE RAILWAY STATION
- BEAUTIFULLY APPOINTED KITCHEN/BREAKFAST ROOM
- L.SHAPED SITTING ROOM WITH CENTRAL FIREPLACE AND DOORS LEADING ONTO THE GARDEN
- GROUND FLOOR SHOWER ROOM
- THE FIRST FLOOR HAS THREE SUPER DOUBLE BEDROOMS AND A WELL APPOINTED FAMILY BATHROOM
- DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES WITH THE ADDED BONUS OF A GARAGE
- WELL APPOINTED GARDENS WHICH ARE BOTH MATURE AND PRIVATE
- GARDEN/HOME OFFICE WITH POWER AND LIGHT AND A USEFUL STORE ROOM



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Haddenham, Buckinghamshire

A beautifully presented three-bedroom family home, ideally situated in a peaceful cul-de-sac within easy walking distance of the railway station.

This exceptional turn-key property offers stylish and versatile accommodation arranged over two floors, with a wonderful balance of modern living, entertaining space and practical family features.

The welcoming entrance hall leads into a well-appointed kitchen/breakfast room, featuring sleek cabinetry, generous work surfaces and plenty of space for everyday dining. The impressive L-shaped sitting room provides a superb central hub for family life, with a feature fireplace creating a cosy focal point and doors opening onto the garden.

A useful ground floor shower room adds further flexibility and convenience.

Upstairs, there are three generous double bedrooms, each offering excellent space and natural light, alongside a beautifully appointed family bathroom.

Outside, the property continues to impress, with a driveway providing parking for several vehicles, together with a garage offering valuable additional storage. The rear garden also benefits from a garden/home office, complete with power and light, as well as a separate store room — ideal for those working from home or requiring a dedicated hobby or study space.

Perfectly combining comfort, style and practicality, this thoughtfully designed home is ready to move straight into and offers an ideal setting for modern family living, all within easy reach of the railway station.

Council Tax band: E

Tenure: Freehold





Tim Russ and Company

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