



  
**Andrew Murray & Co**  
Residential Sales and Lettings

**3 Aylesbury Road, Cuddington - £425,000**



# 3 Aylesbury Road, Cuddington, Buckinghamshire, HP18 0BD



## Accommodation

### Ground Floor

Sitting Room, Kitchen/Dining Room, Conservatory.

### First Floor

Landing, Three Bedrooms, Family Bathroom.

### Outside

Enclosed South Facing Rear Garden with Roadside Access.

## 3 Aylesbury Road

Conveniently located in the heart of this highly sought-after village with a variety of local amenities, this is a charming 3 bedroom period cottage with an enclosed sunny south-facing garden and displaying lovely feature ceiling and wall timbers upstairs and downstairs. The property is offered for sale with the added benefit of no onward chain.

Downstairs, there is a fitted kitchen a good range of cupboards and built-in appliances and plenty of space for a dining table and chairs. It is interconnected with the sitting room by a central brick fireplace with a two-sided wood-burning stove. Leading from the kitchen is a conservatory which provides a useful additional space and could be used as a home office. Upstairs there are two double bedrooms, a single bedroom and a family bathroom.

Outside, the fully-enclosed, south facing garden is laid to lawn, with a paved terrace, a garden shed and a gated pedestrian access behind the adjoining cottages leading to the road, allowing removal of garden waste and household bins.





## 3 Aylesbury Road, Cuddington, Buckinghamshire, HP18 0BD



### Cuddington

Cuddington is a popular and thriving Buckinghamshire village with excellent local amenities. It benefits from a highly regarded Church of England primary school, a very pretty church, an excellently well-stocked village shop and post office, a hairdresser, a very popular pub, a village hall, a cricket pitch, a tennis club and lovely circular walks down to the river Thame.

For a wider selection of amenities, the historic market town of Thame is about 3½ miles away in South Oxfordshire. It has a good range of sporting facilities, pubs, cafés and restaurants and high street stores.

Further and more comprehensive facilities can be found in Aylesbury, Oxford and High Wycombe, about 6, 14 and 16 miles away respectively.



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## Directions

From our town centre offices, leave Thame in an easterly direction on the A418 heading towards Aylesbury. After about 3 miles turn left signposted to Cuddington. On entering the village, turn right at the crossroads and the property can be found, almost immediately, on your right.

## Transport Links

M40 Motorway (Junction 7) - 7 miles.

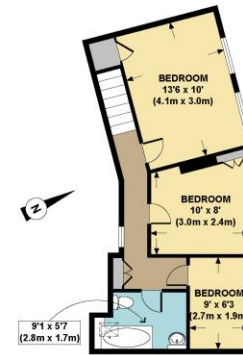
Haddenham and Thame railway station – 2.5 miles – (London Marylebone from 35 minutes).

## Broadband

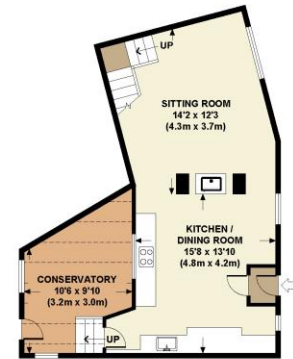
Superfast enabled – Maximum available speed estimated at 76.00 Mbps.

## Tenure

Freehold.



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 417 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 600 SQ FT  
APPROX. GROSS INTERNAL FLOOR AREA 1017 SQ FT / 95 SQ M.  
AYLESBURY RD, HP18 0BD

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## Services

Mains gas, electricity, water and drainage.

## Local Authority

Aylesbury Vale District Council

## Tax Band

E

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