

hillyards.

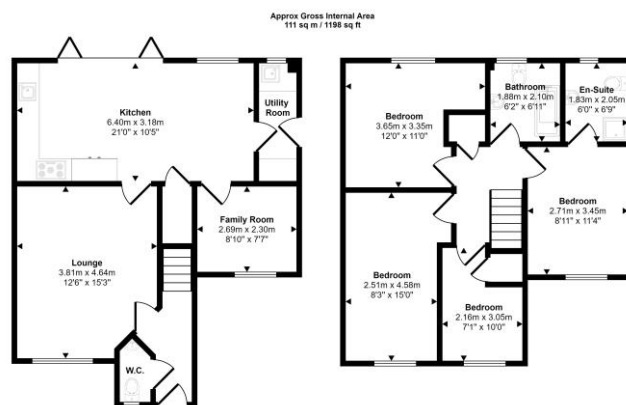
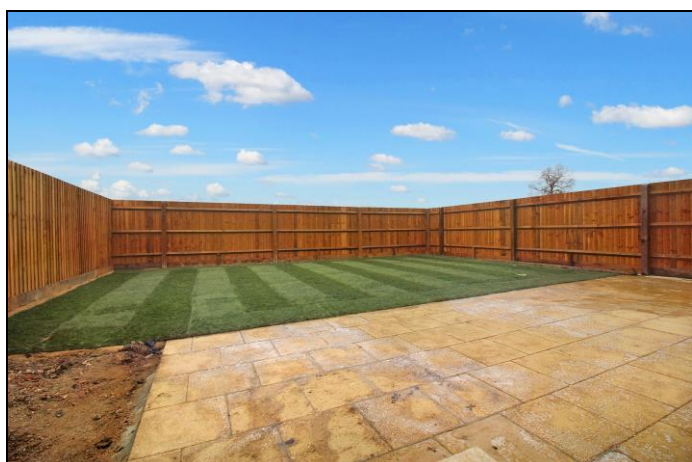
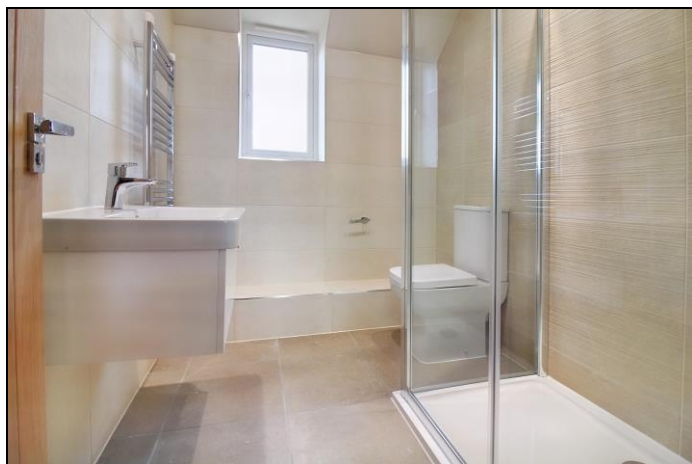


Hillyards Estate Agents bring to the market this brand new four bedroom semi-detached house that is located in the semi-rural Buckinghamshire village of Quainton. The property will make an ideal family home as it sits within the catchment area to the sought-after Waddesdon School. It's finished to a high specification throughout and the accommodation consists of lounge, 21ft kitchen/diner with built-in appliances, utility, family room, cloakroom, three bedrooms, en-suite shower room & family bathroom as well as enclosed rear garden and driveway parking to the front. The house will be offered with a 10 year new build warranty and is situated on a small private development of just thirteen properties that offers a variety of 2,3 & 4 bedroom houses. An internal viewing comes highly recommended.

£475,000

Station Road, Quainton, Buckinghamshire. HP22 4BT

Station Road, Quainton, Buckinghamshire. HP22 4BT



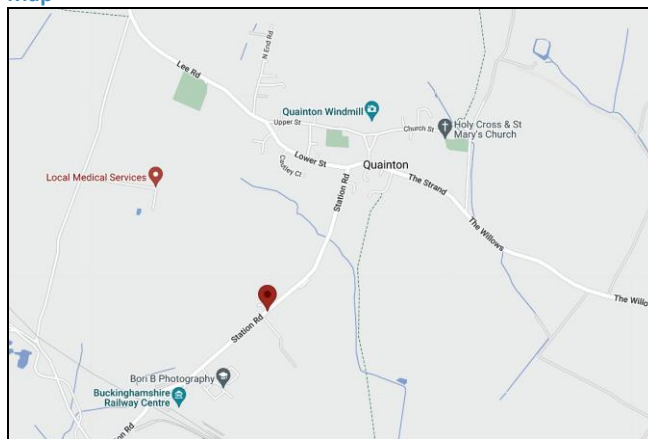
Rear Garden

There is an enclosed rear garden laid initially to patio leading to lawned with gated side/rear access.

Driveway Parking

There are two driveway parking spaces located to the front of the property.

Map



Council Tax Band

Awaiting confirmation on band.

Development Charge

Approximately £40.00 per month (awaiting confirmation). Each property will come with a share of the management company.

Energy Performance Graph

Awaiting file.

Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

Floor Plan: For illustrative purposes only, not to scale.