

BAKER STREET, WADDESDON, AYLESBURY

£699,950
FREEHOLD

An impressive 5 bedroom detached house in the sought after village of Waddesdon, offered chain free. The property benefits from living room, kitchen/dining room, family/bar room, WC, utility, 5 bedrooms and office. Outside offers a secure walled garden and driveway parking. Viewing is highly advised



BAKER STREET

• SOUGHT AFTER VILLAGE LOCATION • SIX BEDROOM
DETACHED HOUSE • MULTIPLE RECEPTION ROOMS • SECURE
WALLED GARDEN AND DRIVEWAY • HIGH SPECIFICATION
THROUGHOUT • NO ONWARD CHAIN • WADDES DON
SCHOOL CATCHMENT AREA • CUSTOM BUILT
WARDROBES/STORAGE IN ALL BEDROOMS • HIGH SECURITY
SYSTEMS • EN SUITE, CLOAKROOM AND FAMILY
BATHROOM



LOCATION

Waddesdon is a village to the north of Aylesbury with close links by rail to London Marylebone at the recently constructed Aylesbury Parkway station and by road towards Oxford and the M40. An ideal location for families with two schools, Waddesdon Village Primary and the highly regarded Waddesdon Secondary School. There are several amenities including a doctors, dentist, convenience store, post office, public house and several restaurants. Surrounded by open fields and farmland Waddesdon has wonderful views from all angles as well as areas of historical significance such as Waddesdon Manor and the Rothschild estate.

OUTSIDE

Restored from former red brick to stock brick, tuck pointed arches and heritage lime mortar, bay window with lead roof.

REAR GARDEN - Secure walled garden with unique patterned patio, artificial lawn laid and garden shed.

DRIVEWAY - Unique patterned driveway with space for several cars.

NOTES

New carpets throughout, freshly painted, new boiler system with warranty, Wi-Fi ports in all bedrooms, ceiling Bluetooth speakers, panic alarms throughout property, security system with proximity sensors with wall and window intruder vibration systems.

ACCOMMODATION

ENTRANCE/KITCHEN - Exposed brick walls, monochrome Porcelain floor, statement marble island with Triple Bullnose Finish and 1 ton mirrored chandelier over, white Carrara marble countertops with full splashbacks Bullnose finish, corner pantry, skylight, underfloor heating throughout, double range cooker, hot water tap, double fridge/freezer and 4 under island fridges. 2 x 3 meter bi-folding doors creating an open kitchen space.

FAMILY ROOM - White Carrara Marble bar with Bullnoce finish, built in fridge, custom bar area, feature wall panelling and shutters. Stairs to the office/bedroom.

WC - Burlington Chrome toilet, Black Burlington sink and panelling.

UTILITY - Black Pluto Quartz countertops with splashbacks and Porcelain sink.

LIVING ROOM - Full Marble feature wall, Antique Marble fireplace for show, reclaimed glass door, inset Bay window with shutters, understairs electric hub.

OFFICE/BEDROOM - Sky lights, space for a range of furniture.

FIRST FLOOR LANDING - Doors to all rooms, stairs to the second floor.

BEDROOM AND EN SUITE - Mirrored feature wall and Chandelier. Fully tiled en suite with walk in shower and double sink unit with storage.

BEDROOM/DRESSING ROOM - Built in storage units.

BEDROOM - Built in storage.

BEDROOM - Built in dressing table and storage.

BATHROOM - Fully tiled with WC, hand wash basin, stand alone claw foot bathtub with shower attachment, built in storage units, heated towel rail.

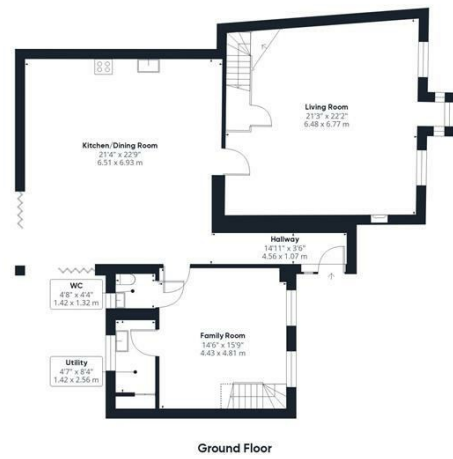
SECOND FLOOR - Doors to two further bedrooms.

BEDROOM/DRESSING ROOM - Built in storage units. Sky lights.

BEDROOM/DRESSING ROOM - Built in dressing table. Sky lights.

BAKER STREET



Approximate total area^(a)2323.07 ft²215.82 m²

Reduced headroom

235.36 ft²21.87 m²

(1) Excluding balconies and terraces

Reduced headroom


..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>78</p> <p>54</p>	
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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