

**GOSS AVENUE, WADDESDON, AYLESBURY**

**£450,000**  
**FREEHOLD**

An extended THREE DOUBLE BEDROOM semi-detached home situated in a convenient position, backing onto the school playing fields, in the sought after village of Waddesdon. The property benefits from: Driveway parking - Private rear garden - WADDESDON SCHOOL CATCHMENT.





## GOSS AVENUE

• WADDESDON VILLAGE • THREE DOUBLE BEDROOMS • EXTENDED SEMI • DRIVEWAY PARKING • CUL DE SAC LOCATION • SECLUDED REAR GARDEN • UTILITY ROOM • DOWNSTAIRS SHOWER ROOM • GOOD SIZE KITCHEN/DINER • BACKS ONTO SCHOOL PLAYING FIELDS



### LOCATION

Waddesdon village is steeped in history including a church of Norman origins and the magnificent Waddesdon Manor. Extensive shopping facilities are situated at Bicester Village Outlet., Aylesbury, Milton Keynes and Oxford. The village itself offers a shop including a Post Office, a Doctors Surgery, Pubs, the Five Arrows Hotel and an Indian Restaurant. Primary & Secondary Schools can be found in the village and Grammar Schools at nearby Aylesbury. Commuting by train can be found just 4 miles away at the Aylesbury Parkway station with railway links to London (Marylebone approx. 57 mins). A new approx. 3-mile-long cycle path has been built which runs alongside the A41 and links the village directly into the Aylesbury Vale Parkway station.

### ACCOMMODATION

This extended three bedroom semi-detached home is ideally located in a convenient position, offering a peaceful and private setting while backing onto the school playing fields. Perfect for families or those seeking extra space, the property combines practicality with comfort.

Upon entry, you are welcomed into an entryway that leads directly into the living room, a bright and inviting space perfect for both relaxing and entertaining. The heart of the home is the good-sized kitchen/diner, offering ample room for family meals and gatherings.

The kitchen is well-equipped, making meal preparation easy and enjoyable. Adjacent to the kitchen is a separate utility room, providing additional storage and space for laundry tasks, while the convenient downstairs shower room offers practicality for busy family life.

Upstairs, the property boasts three double bedrooms, each offering generous space and room for ample storage. The family bathroom is also located on this floor, providing all the essentials in a functional setting.

Externally, the property benefits from a block paved driveway, offering off-road parking for several vehicles. The private rear garden is a peaceful retreat, providing a wonderful outdoor space for relaxation or family activities, with the added advantage of backing onto the school playing fields.

This home offers an ideal combination of spacious living, practical features, and a prime location, making it perfect for growing families.

## GOSS AVENUE









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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

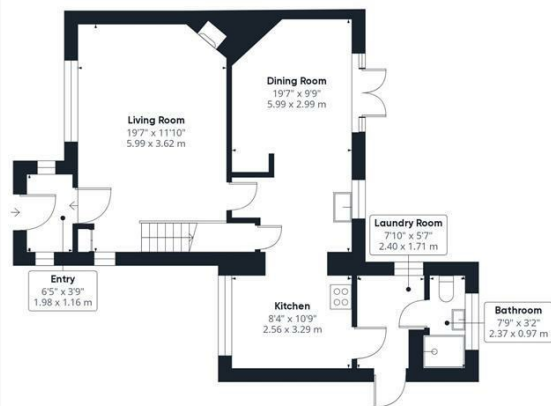
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1131.72 sq ft

**Tenure** – Freehold



Approximate total area<sup>(a)</sup>1131.72 ft<sup>2</sup>

Reduced headroom

38.34 ft<sup>2</sup>3.56 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.


GIRAFFE 360



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

**England & Wales**

EU Directive 2002/91/EC



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