



BAKER STREET, WADDESDON, AYLESBURY

PRICE £280,000

FREEHOLD

Located in the desirable village of Waddesdon, this two bedroom end-of-terrace home is offered with no upper chain. The property features a spacious lounge, modern kitchen, two bedrooms and a family bathroom. Benefits include allocated parking and a detached garden, ideal for outdoor relaxation. Conveniently situated close to highly regarded local schools, this home is perfect for first-time buyers, young families or investors.



BAKER STREET

• SOUGHT AFTER VILLAGE OF WADDESDON • NO UPPER CHAIN • TWO BEDROOM END-OF-TERRACE HOME • ALLOCATED OFF STREET PARKING SPACE • DETACHED PRIVATE GARDEN • CLOSE TO HIGHLY REGARDED LOCAL SCHOOLS • MODERN KITCHEN • FULLY TILED BATHROOM SUITE



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

Upon entering the property, you are welcomed into an entrance hallway that leads through to the heart of the home. The dual-aspect lounge is filled with natural light and offers a spacious and comfortable living area, complete with a built-in storage cupboard.

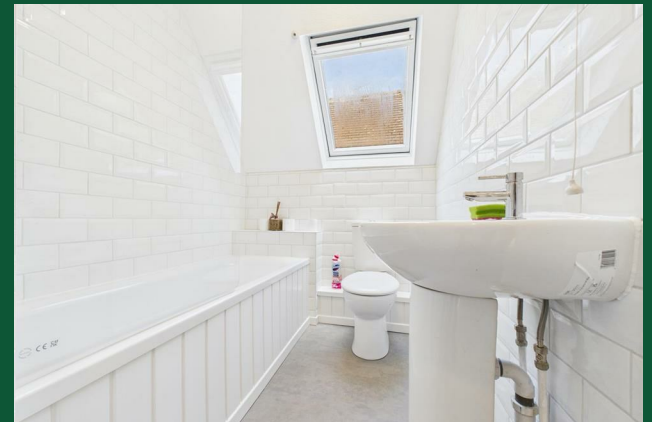
The modern kitchen is well-equipped with a range of base and wall units, ample worktop space and room for appliances.

Stairs lead to the first floor, where you will find two good sized bedrooms. The fully tiled bathroom suite

includes a bath with shower over, wash hand basin and a low-level WC.

Externally, the property benefits from an allocated parking space and a detached private garden, featuring a patio area and low-maintenance gravel, perfect for entertaining or relaxing outdoors.

BAKER STREET





Ground Floor



Floor 1

Approximate total area⁽¹⁾

610 ft²
56.8 m²

Reduced headroom

22 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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