

2 Bedroom Bungalow

1 Dadbrook Close, Cuddington,
Aylesbury, HP18 0AH



£450,000

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THIS HOME FEATURES

SEMI-DETACHED
RECENTLY REDECORATED
CUL-DE-SAC
VILLAGE
SOUTH FACING GARDEN
AMPLE DRIVEWAY
PARKING
POTENTIAL FOR LOFT
EXTENSION STPP

LOCATION

The village of Cuddington provides amenities such as a Shop/post office, hairdressing salon, local Pub, village hall, tennis courts, play park, cricket and football pitches.

Situated less than 4 miles from Haddenham & Thame Parkway Station connecting to London Marylebone in 42 minutes. Surrounded by open countryside the area provides access to ample walks, trails, footpaths and bridleways.

A regular bus service also links the village to the Grammar schools in Aylesbury. There is easy access to the M40 Motorway at junctions 7 or 8a for access to London and the midland motorway network.

LIVING AREA

2 BEDROOMS

The property benefits from two double bedrooms to the front aspect with the master having wall to wall fitted wardrobes.

BATHROOMS

The family bathroom comprises of a low level w/c, wash hand basin set in vanity unit and a panelled bath with shower over, window to the side aspect, heated towel rail, tiled splash backs.

RECEPTION

The property offers a large living room with gas fireplace to the rear aspect overlooking the south facing garden.

KITCHEN

The kitchen has a range of storage units at base and eye level, roll top work surfaces, single sink bowl and drainer, integrated chest height oven, four ring gas hob, space for washing machine, dishwasher and fridge/ freezer, door to garden, windows to the rear and side aspect.



PROPERTY SUMMARY

We Sold It are pleased to present this very good condition two bedroom semi-detached bungalow located in the popular village of Cuddington. The property has been recently re-decorated and benefits from having no upper chain. This property has huge potential for a loft conversion STPP. Property comprises large entrance hallway, two double bedrooms with the master benefitting from built in wardrobes, spacious living room with gas fireplace, family bathroom, kitchen, low maintenance rear garden with artificial lawn and driveway parking for a number of cars.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Outside

The south facing rear garden is mainly laid to artificial lawn for low maintenance, patio seating area, metal shed for storage, outside tap, block paved pathway leading to gated side access.



Parking

The gravelled driveway to the front of the property provides ample parking.



VIEWINGS

Strictly by appointment with WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

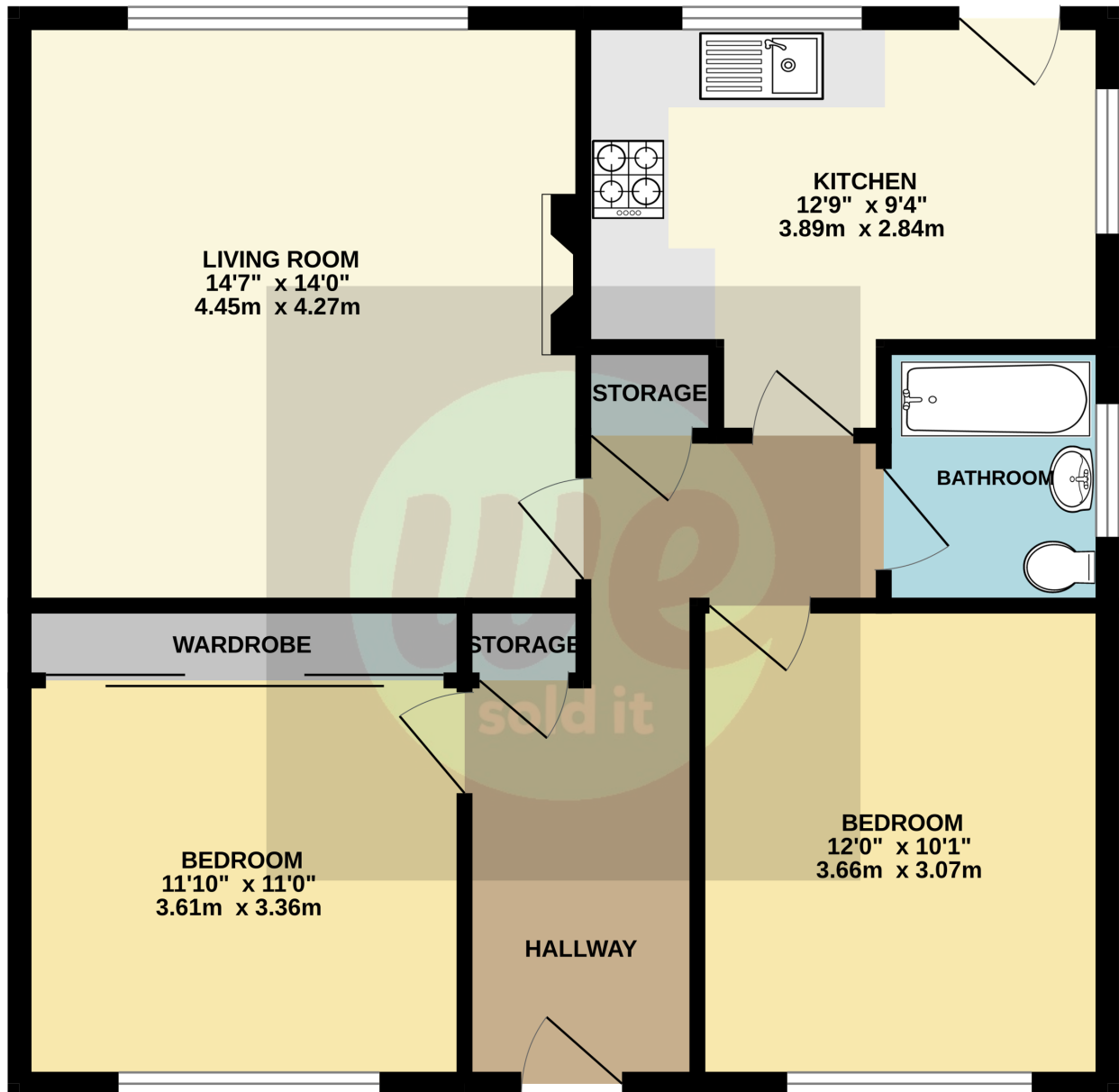
NOTE

In accordance with the Estate Agents Act 1979 please note that the vendor of this property is a relative of a Director of We Sold It LTD.



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Floorplan



TOTAL FLOOR AREA : 706 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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