



21 High Street Waddesdon

£345,000 Freehold

A beautiful character cottage in the heart of Waddesdon village- with three generous size bedrooms, presented in good decorative order, Waddesdon School catchment, close to village amenities, easy access for Waddesdon Manor and surrounding open countryside, viewing highly recommended to appreciate this lovely good size character cottage.

21 High Street

Waddesdon

Aylesbury

Buckinghamshire

HP18 0JB

- WADDESDON VILLAGE
- CHARACTER COTTAGE
- THREE GOOD SIZE BEDROOMS
- PRIVATE GARDEN
- WOOD BURNER
- WADDESDON SCHOOL CATCHMENT
- CLOSE TO VILLAGE AMENITIES
- EASY ACCESS FOR WADDESDON MANOR AND SURROUNDING COUNTRYSIDE
- VIEWING ESSENTIAL TO APPRECIATE THIS BEAUTIFUL COTTAGE
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



TOTAL FLOOR AREA: 1048 sq.ft. (97.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

Made with Intrepid 10/2011

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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 co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to 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. This is advisable, 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 approved details should be requested from the agents