



**Connells**

Baker Street  
Waddesdon AYLESBURY





## Property Description

Connells are delighted to bring this rarely available mid-terraced house to the market that is situated on a quiet residential road in Waddesdon. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, two well-proportioned bedrooms and a family bathroom suite. Benefits include an en-suite to the master bedroom, allocated parking space, a south facing rear garden as well as holding the potential to extend.

The property is in a great location situated within a short walking distance of the high street which comprises of many local amenities. There are excellent transport links providing access to London and Oxfordshire.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Entrance Hall

Door to front aspect.

## Reception Room

15' x 12' ( 4.57m x 3.66m )

Patio doors to rear garden, television point, telephone point, under-stairs storage, door to hallway leading to first floor landing.

## Kitchen

11' 2" x 6' 9" ( 3.40m x 2.06m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, electric oven, gas hob with extractor hood, plumbing for washing machine, space for fridge/freezer.

## First Floor Landing

Stairs from hallway, split stairs to bathroom and bedrooms.

## Bedroom One

11' 10" x 10' 5" ( 3.61m x 3.17m )

Window to rear aspect, built in wardrobe, radiator.

## En-Suite

Window to rear aspect, shower cubicle, WC, wash hand basin, hand towel rail.

## Bedroom Two

10' 2" x 7' ( 3.10m x 2.13m )

Velus window to front aspect, storage cupboard, radiator.

## Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, vanity basin, hand towel rail.

## Outside

## Front Garden

South facing with a backdrop of trees. decked patio and then a lawn, shed and gated access to a walkway that leads round to the front.

## Rear Garden

Allocated parking space, a path leads to the door and to the side is the boiler room.



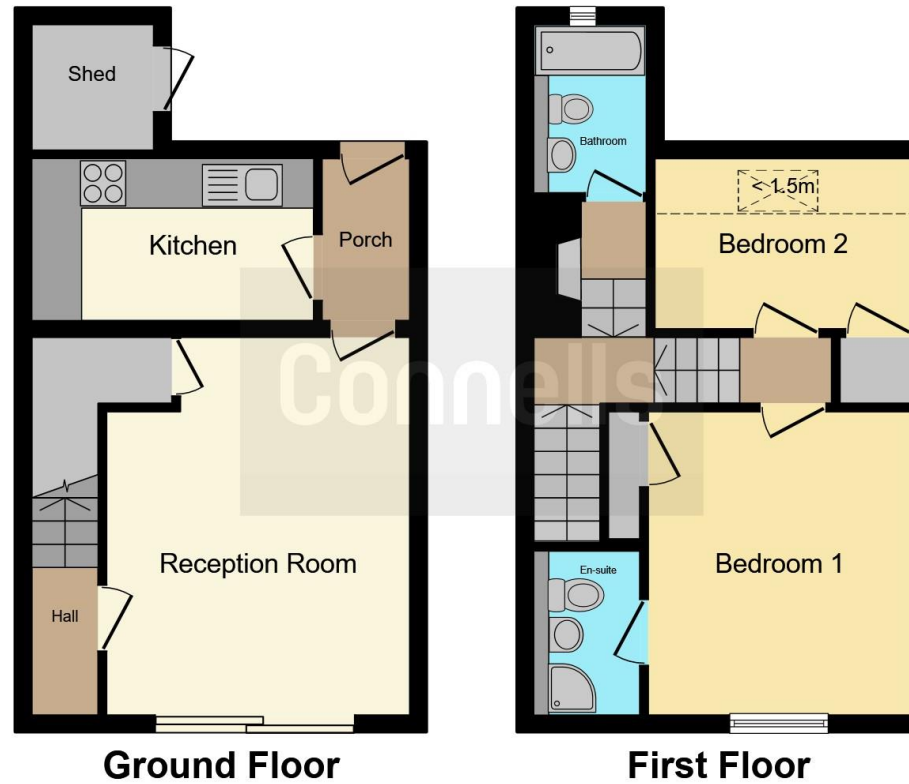












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304074](http://connells.co.uk/Property/LEY304074)**



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