



Connells

Baker Street
Waddesdon Aylesbury



Property Description

Connells are delighted to bring this rarely available semi-detached 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, three well-proportioned bedrooms and a family bathroom suite. Benefits include a downstairs cloakroom, residential parking for two cars, a well-presented rear garden that is ideal for outdoor dining and entertaining as well as holding the potential to extend (STPP), with recent drawings and current building regulations for a loft conversion.

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 as well as catchments and a short walking distance to good local primary school and outstanding secondary schools.

Viewing is highly recommended.

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

Entrance Hall

Door to front aspect, stairs to first floor landing, storage cupboard, radiator.

Cloakroom

WC, vanity wash hand basin, radiator.

Lounge / Diner

15' 2" x 11' 9" (4.62m x 3.58m)

Window to rear aspect, French door to rear garden, television point, telephone point, radiator.

Kitchen

13' 1" x 8' 10" (3.99m x 2.69m)

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to front aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, dishwasher, space for tumble dryer and fridge/freezer, radiator.

First Floor Landing

Stairs from entrance hall, loft access, airing cupboard.

Bedroom One

12' x 8' 7" (3.66m x 2.62m)

Skylight window to rear aspect, built in wardrobes, radiator.

Bedroom Two

10' 3" x 8' 7" (3.12m x 2.62m)

Skylight window to front aspect, radiator.

Bedroom Three

9' 7" x 6' (2.92m x 1.83m)

Skylight window to rear aspect, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

Front Garden

Residential parking for two cars.

Rear Garden

Paved patio area, laid lawn, storage shed, side access.

Agents Note

This property holds recent drawings and current building regulations for a loft conversion.









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

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/LEY304236

Tenure: Freehold



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Property Ref: LEY304236 - 0004