



# The Grove

Waddesdon | Aylesbury | Buckinghamshire | HP18 0LF



**Williams**  
PROPERTIES

# The Grove

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A well presented three bedroom detached bungalow set in the heart of Waddesdon village. Tucked away in a quiet cul-de-sac, the property features good sized rooms, a fitted kitchen, large lounge, three bedrooms, en-suite, utility room, study, garage and a garden room. The property is in close proximity to the amenities of Waddesdon village which include a hairdressers, off-licence and post office and various public houses and restaurants, including the Five Arrows. A short walk away is the picturesque Waddesdon Manor, set in acres of grounds and botanical gardens.

## Offers in excess of £450,000

- Detached Bungalow
- Three Bedrooms
- Large Kitchen/Breakfast Room
- Garage
- Village Location
- En-Suite Shower Room
- Landscaped Garden
- Walking Distance to Waddesdon Manor

### Waddesdon

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 Retail Outlet, Aylesbury, Milton Keynes and Oxford. The village itself offers a Shop including a Post Office, a Doctor's Surgery, Pubs, the Five Arrows Hotel and an Indian Restaurant. Primary and 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).

### Council Tax

Band D

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance

Via a new composite door into the entrance hall. Doors lead to all bedrooms, bathroom and the lounge.



The property is ideally located close to the amenities of Waddesdon village and is a short walk away from the picturesque Waddesdon Manor and grounds.



**Lounge**

A spacious lounge with ample space for a variety of furniture. Doors lead into the office and to the garden room.

**Garden Room**

An ideal area for dining overlooking the garden, french doors out to the garden and a door leads into the kitchen/breakfast room.

**Kitchen/Breakfast Room**

The Kitchen/Breakfast Room comprises of base and wall mounted units, roll top worktops, ceramic sink and drainer, integrated fridge freezer, space for a free-standing cooker and a door leads into the utility room.

**Utility Room**

Comprising of a couple of base units, stainless steel sink and drainer, ample space for multiple appliances.

**Bedroom One & En-Suite**

A generous sized room with space for a large double bed and other bedroom furniture. There is a fitted wardrobe, window to the rear aspect and an en-suite shower room comprising of tiling to the walls and floor, a walk in shower enclosure, low level WC, wash basin set in a vanity unit and a window to the rear aspect.

**Bedroom Two**

Ample space for a double bed and furniture, built in wardrobe and a window to the rear aspect.

**Bedroom Three**

Space for a single bed, wardrobes and a window to the front aspect.

**Bathroom**

A white three-piece suite comprising a low level WC, P-Shaped bath with shower over and a glass screen, wash basin set into a vanity unit, tiling to the floor and walls and a window to the front aspect.

**Garden**

A fully landscaped garden that enjoys a sunny aspect, there are large areas of patio, a garden pond, access from the front of the property and two garden sheds currently being used as a workshop .

**Garage & Parking**

A garage can be found to the side of the property with two parking space in front.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

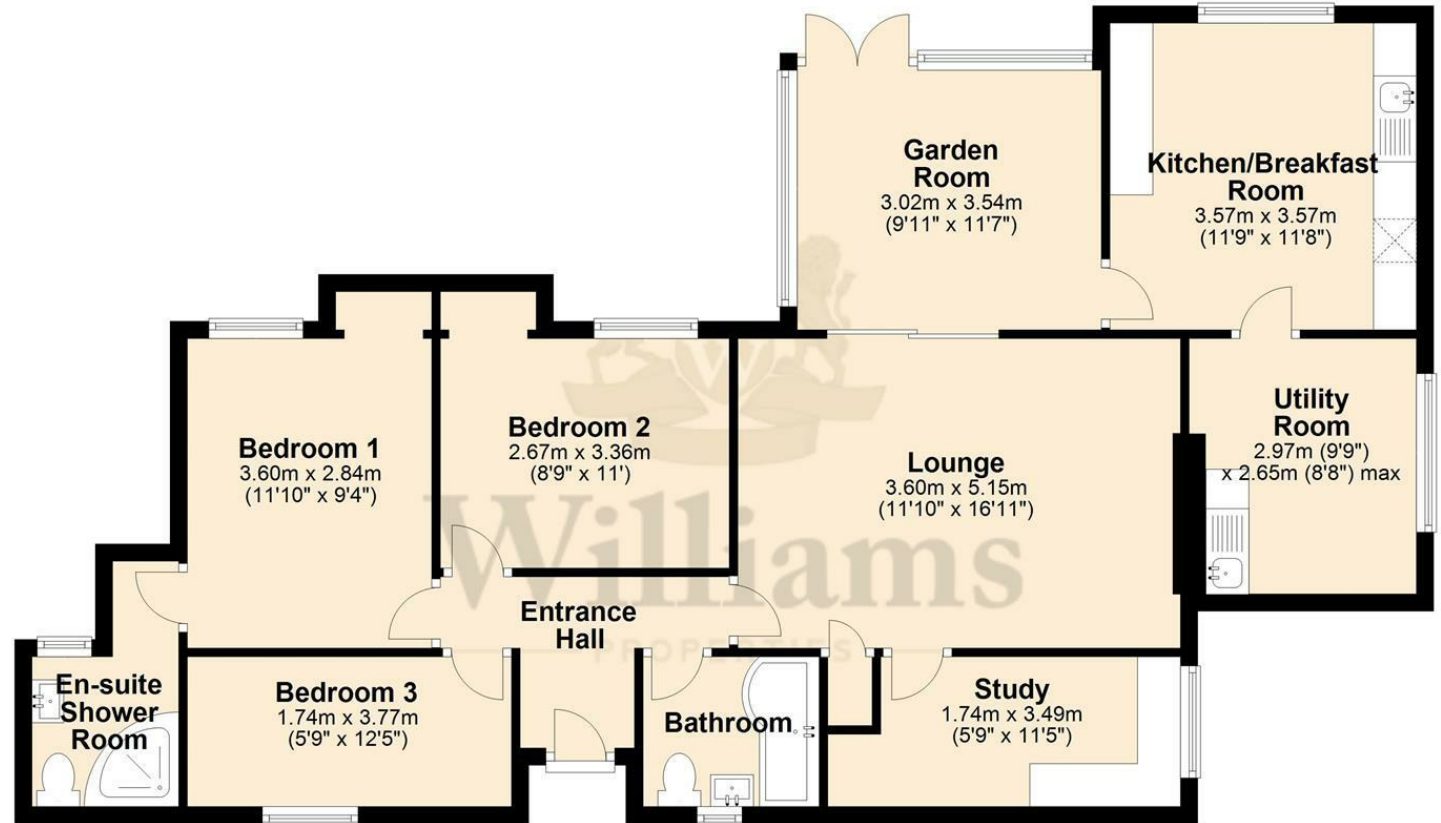
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1)			
(69-80) C				(B2-B2)			
(55-68) D				(C1-C1)			
(39-54) E				(C2-C2)			
(21-38) F				(D1-D1)			
(1-20) G				(D2-D2)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

Energy Efficiency Rating: 65  
Environmental Impact (CO<sub>2</sub>) Rating: 81



## Floor Plan

Approx. 100.0 sq. metres (1076.0 sq. feet)



Total area: approx. 100.0 sq. metres (1076.0 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.