



Little Britain

Waddesdon | Aylesbury | Buckinghamshire | HP18 0XA



Williams
PROPERTIES

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Williams Properties are pleased to bring to the market this wonderful four bedroom detached family home in the sought after village of Waddesdon, Aylesbury. A short walk away is the picturesque Waddesdon Manor, set in acres of grounds and botanical gardens. The property benefits from entrance hall, downstairs wc, living room, dining room, study, bespoke built kitchen with solid wood throughout, utility room, conservatory, four double bedrooms, en suite and bathroom. Outside there is an enclosed rear garden and driveway parking. Viewing is highly recommended.

Guide price £700,000

- Four Double Bedrooms
- Sought After Village Location
- Utility & Downstairs WC
- Large Conservatory
- Bespoke Built Kitchen
- Detached Property
- Driveway Parking
- Waddesdon School Catchment
- Separate Study
- Viewing Highly Recommended

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, Dentist, 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 E

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall consisting of doors to the living room, kitchen and downstairs wc. Stairs rise to the first floor.

Downstairs WC

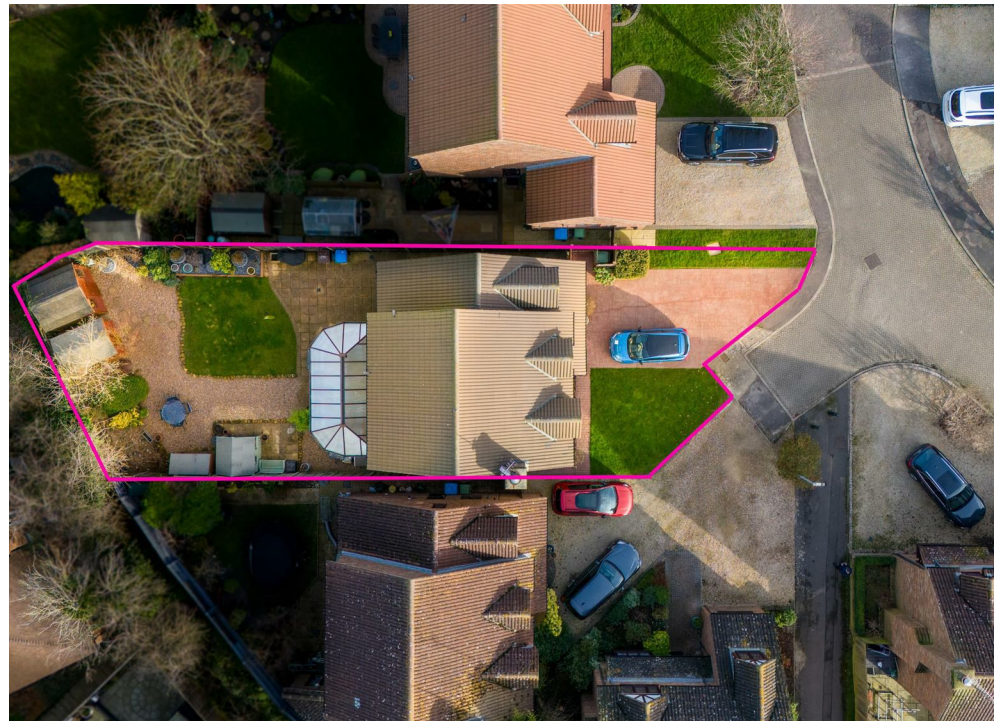
Downstairs wc consists of a low level wc, hand wash basin and a frosted window to the front aspect.

Living Room

Living room consists of a window to the front aspect, Karndean flooring, brick built fireplace with log burner, light pendants to ceiling, wall mounted radiator and doors to the dining room. Space for a sofa suite and a range of other living room furniture.



The commuter village of Waddesdon offers a general store with Post Office, Doctor's Surgery, Dentist, Public houses, and the renowned Five Arrows Hotel. Primary and Secondary Schools can be found in the village and Grammar Schools at nearby Aylesbury. A fantastic new cycle path links Waddesdon directly to the Aylesbury Vale Parkway station.



Dining Room

Dining room consists of light pendant to ceiling, Karndean flooring and doors to the conservatory. Space for a large dining table set.

Study

Study consists of a window to the front aspect, Karndean flooring, light pendants to ceiling and wall mounted radiator. Space for a range of office furniture.

Kitchen

Kitchen comprises a range of wall and base mounted units with square edge worktops, inset ceramic sink bowl unit with mixer tap, space for a range cooker, splashback and extractor fan. Tiled flooring, light fittings to ceiling and doors to the utility, study and conservatory.

Utility Room

Utility room consists of a range of wall and base mounted units with a square edge worktop, inset sink bowl unit with mixer tap, space for an American style fridge/freezer, washing machine and tumble dryer. Door leading out to the rear garden.

Conservatory

Large conservatory with windows to the surround, tiled flooring, light and power supply. French doors leading out to the rear garden. Space for a range of furniture.

First Floor

Doors to all four bedrooms and bathroom. Access to the loft space.

Bedroom One

Bedroom one consists of a window, light pendant to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

En Suite

En suite is fully tiled and comprises a low level wc, hand wash basin and enclosed shower cubicle. Heated towel rail, tiled flooring and a frosted window.

Bedroom Two

Bedroom two consists of a window, light pendant to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of a window, light pendant to ceiling, wall mounted radiator and large built in wardrobe. Space for a double bed and other bedroom furniture.

Bedroom Four

Bedroom four consists of dual aspect windows, light pendant to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

Bathroom

Bathroom is part tiled and comprises a low level wc, hand wash basin and a panelled bathtub with shower attachment.

Rear Garden

Fully enclosed rear garden with a paved patio area, gravelled area and laid lawn. Wooden planters, plants, shrubs and small trees. Gate access to the front of the property. Outside light and tap.

Driveway Parking

Block paved driveway with parking for a number of vehicles. Lawn area with plants and shrubs.

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
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			69
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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.