



Grove Way

Waddesdon | Aylesbury | Buckinghamshire | HP18 0LH



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Williams Properties are delighted to present this four bedroom semi-detached house set in the highly sought after village of Waddesdon, within walking distance to top schools. The property offers an entrance hall, living room, kitchen/living area, utility, downstairs wc, four bedrooms, two en suite bathrooms and a separate family bathroom. Outside there is an enclosed rear garden with garden office & driveway parking to the front. Viewing is highly recommended on this fantastic property.

Offers in excess of £685,000

## 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 C

## Local Authority

Buckinghamshire Council

## Services

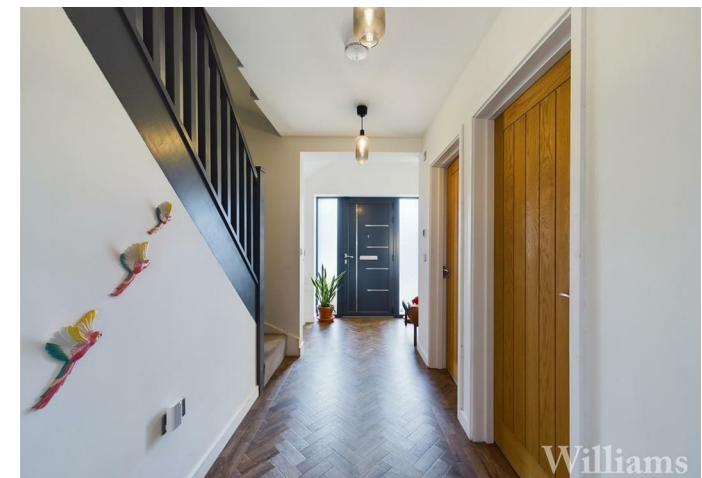
All main services available

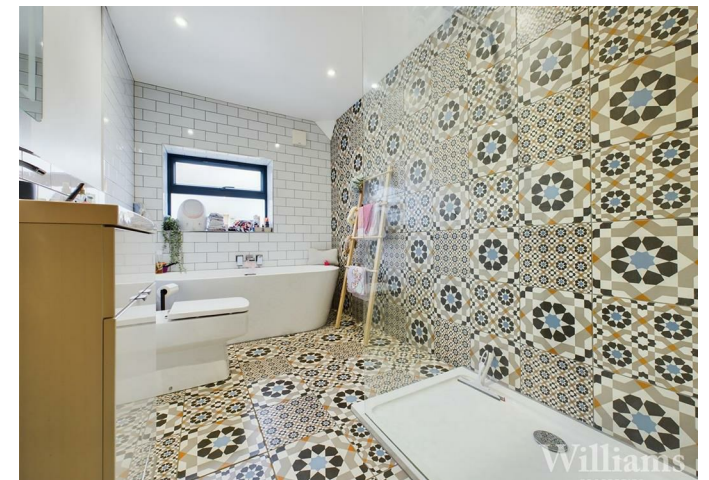
## Entrance Hall

Enter through the front door into the entrance hall with doors to the downstairs wc, utility, kitchen and boot room. Stairs rise to the first floor. Underfloor heating to the hallway and boot room.

## WC

Comprising a low level wc, hand wash basin unit and window. Underfloor heating.





- Sought After Village Location
- Four Bedroom House
- Large Garden With Office
- Spacious Accommodation Throughout
- Waddesdon School Catchment
- Driveway Parking
- Two En Suite Bathrooms
- Ideal Family Home

**Utility**

Comprising space and plumbing for washing machine and tumble dryer. Wall mounted boiler, hot water cylinder and door to the side of the property.

**Kitchen / Living Area**

Kitchen area consists of a range of wall and base mounted units with wooden worktops, kitchen island with inset induction hob, oven and combination oven, inset stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, under cabinet lighting, LVT Herringbone flooring, light pendants to ceiling, underfloor heating and bi folding doors leading out to the rear garden. Living area consists of doors leading out to the rear garden, sky light and space for a sofa set, dining table chairs and a range of other furniture.

**Living Room**

Living room consists of a window to the front aspect, carpet laid to floor, light fittings to ceiling, radiator, storage cupboard and space for a sofa set and other furniture.

**First Floor**

Doors to three bedrooms and family bathroom. Stairs rise to the second floor.

**Bedroom & En Suite**

Bedroom consists of windows to the rear aspect, carpet laid to floor, light fittings to ceiling, radiator, walk in wardrobe and space for a king size bed and other furniture. En suite comprises a hand wash basin unit with wc, walk in shower cubicle, tiling to splash sensitive areas, heated towel rail and frosted window.



The commuter village of Waddesdon offers a general store with Post Office, Doctor's Surgery, 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.



**Bedroom**

Bedroom consists of windows to the front & rear aspect, carpet laid to floor, light fittings to ceiling, radiator and space for a double bed and other furniture.

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Bedroom consists of windows to the front aspect, carpet laid to floor, light fittings to ceiling, radiator and space for a double bed and other furniture.

**Bathroom**

Bathroom comprises a hand wash basin unit with wc, walk in shower cubicle, bathtub with mixer tap, heated towel rail, tiling to splash sensitive areas and a frosted window.

**Second Floor**

**Bedroom & En Suite**

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator, spotlights to ceiling, built in wardrobes, space for a king size bed and other furniture. A further area provides extra storage space and could be used for a dressing area, office or play area. En suite comprises a low level wc, hand wash basin unit, enclosed shower cubicle, heated towel rail and window.

**Rear Garden & Office**

Large enclosed garden with a paved patio leading to an expanse of lawn laid, built in planters, raised decking area with garden office. Garden office consists of wood effect flooring, spotlights to ceiling, wall mounted heater, air conditioning unit and space for a range of furniture, there is also hard wired internet and running water connected.

**Parking**

Gravelled driveway with parking for multiple vehicles. Smart EV car charging point.

**Buyer Notes**

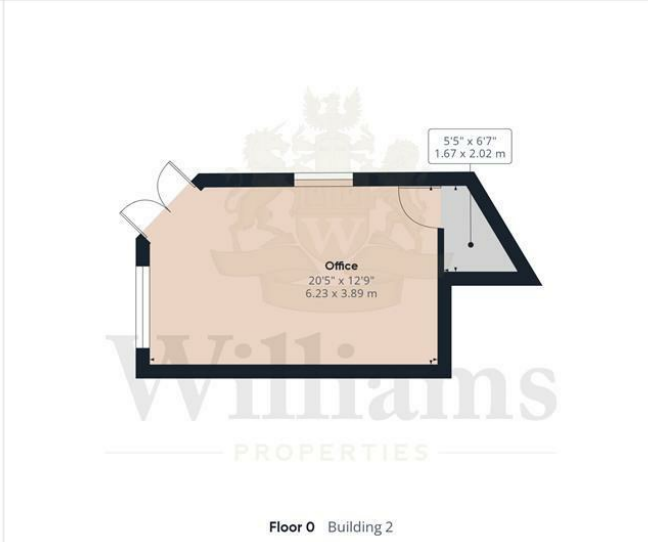
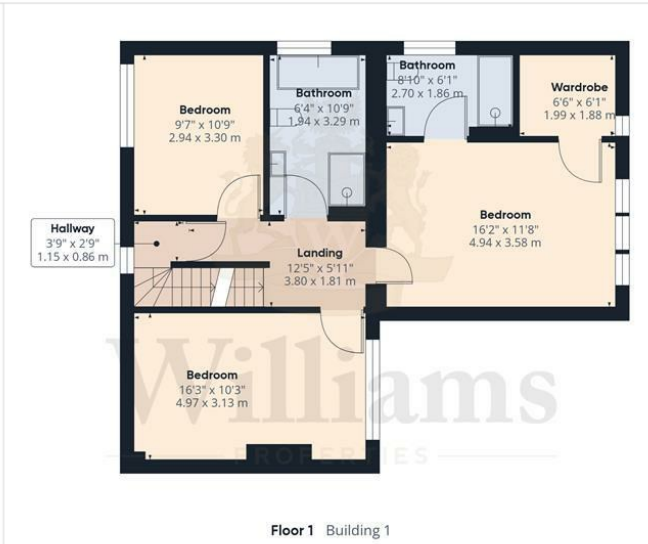
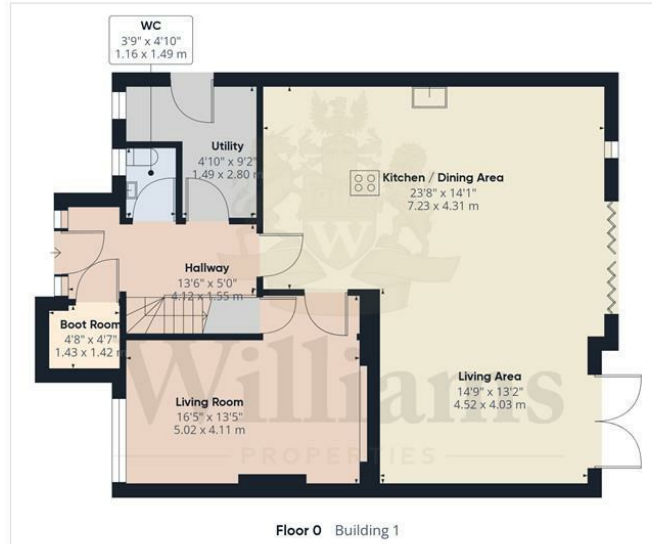
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Proposed
Very energy efficient - lower running costs			
(92 plus) 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	77	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		





**Approximate total area<sup>(1)</sup>**

2390.05 ft<sup>2</sup>  
222.04 m<sup>2</sup>

**Reduced headroom**

125.7 ft<sup>2</sup>  
11.68 m<sup>2</sup>

(1) Excluding balconies and terraces.

(⌊) Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



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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.