



Chestnut Close

Waddesdon | Aylesbury | Buckinghamshire | HP18 0LJ



**Williams**  
PROPERTIES



# Chestnut Close

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Williams Properties are delighted to welcome to the market this superb detached four bedroom home in Waddesdon, Aylesbury. The property is in the Waddesdon School catchment and comprises a living room, downstairs wc, dining room, family room, kitchen, utility, sunroom, four bedrooms and family bathroom. Outside there is an enclosed rear garden, double garage and driveway parking. Viewing is highly recommended.

## Offers in excess of £599,950

- Detached House
- Sought After Village Location
- Four Bedrooms
- Multiple Reception Rooms
- Double Garage & Driveway
- Conservatory
- Waddesdon School Catchment
- 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, 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 4miles away at the Aylesbury Parkway station with railway links to London (Marylebone approx. 57 mins).

### Local Authority

Buckinghamshire Council

### Council Tax

Band F

### Services

All main services available

### Entrance

Entrance through the front door into the entrance hall with doors to the living room, garages and downstairs cloakroom.

### Downstairs Cloakroom

Comprising of a low level WC, pedestal hand wash basin, heated towel rail and a window.

### Living Room

Living room consists of carpet laid to floor, a window to the front aspect, feature fireplace, radiator and space for a three piece suite and other furniture. Door to the dining room.





The property is located on a quiet residential road in the heart of Waddesdon village and as such is within walking distance to all main amenities including a dentist, newsagent, post office and restaurants/eateries.



**Dining Room**

Dining room consists of carpet laid to floor, light pendants to ceiling, radiator, doors to the kitchen, family room and sunroom. Stairs rise to the first floor. There is space for a dining table set and other furniture.

**Kitchen and Utility Room**

Kitchen consists of a range of base and wall mounted units with solid worktops, inset Belfast sink, inset oven with four-ring gas hob and overhead extractor fan. Utility comprises of base mounted units with space and plumbing for a washing machine and tumble dryer, inset sink unit with draining board and tap, space for fridge/freezer. Doors to the front and rear.

**Family Room**

Family room comprising of carpet laid to floor, light fitting to ceiling, double doors opening out to the garden and space for a sofa suite and other furniture.

**Sunroom**

Sunroom comprising of tiling to floor, windows to the surround, light fitting to ceiling and doors opening out to the garden. There is space for a range of furniture.

**First Floor**

Doors to all four bedrooms, airing cupboard and bathroom. Loft access.

**Bedroom**

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

**Bedroom**

Bedroom consists of carpet laid to floor, radiator, light fitting to ceiling, window to the rear aspect and space for a double bed and other furniture.

**Bedroom**

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

**Bedroom**

Bedroom consists of carpet laid to floor, radiator, light fitting to ceiling, window to the rear aspect and space for a single bed and other furniture.

**Family Bathroom**

Bathroom comprises of tiling to splash sensitive areas, bathtub with shower and screen, low level WC, pedestal hand wash basin, heated towel rail and window.

**Rear Garden**

Enclosed rear garden with a patio area and expanse of lawn, with fencing and hedges to the borders. Gated access to the front.

**Double Garage and Driveway**

There is a double internal garage with a dividing wall, allowing storage and parking for at least two vehicles. A driveway to the front of the property allows for parking for three vehicles.

**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			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(11-41) B			
(09-10) C			
(05-08) D			
(03-04) E			
(21-30) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 1734.67 ft<sup>2</sup>  
 161.16 m<sup>2</sup>

(1) Excluding balconies and terraces.

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

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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.