



Baker Street

| Waddesdon | Buckinghamshire | HP18 0LG



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Williams Properties are delighted to present this three bedroom semi-detached house set in the highly sought after village of Waddesdon. The property has generous accommodation and consists of a living room, kitchen/diner, downstairs WC, three bedrooms, family bathroom and en suite. Outside there is a rear garden and driveway parking for multiple vehicles. Viewing is highly recommended on this fantastic property set within the Waddesdon school catchment area.

Offers in excess of £450,000

- Three Bedroom House
- Sought After Area
- Kitchen / Diner
- Great Condition Throughout
- Semi - Detached
- Waddesdon School Catchment
- En Suite To Master Bedroom
- 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 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 Hall

Enter through the front door into the entrance hall with doors to the downstairs wc and living room.



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.



Downstairs WC

Downstairs wc comprises a low level wc, hand wash basin unit and heated towel rail.

Living Room

Living room consists of wood flooring, window to the front aspect, light fitting to ceiling, wall mounted radiator, under stairs storage and door to the inner hallway. Space for a sofa suite and other living room furniture.

Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with square edge worktops, under counter lights, inset oven, gas hob and overhead extractor fan. Composite sink, draining board and mixer tap, integrated dishwasher, washing machine and fridge/freezer. Window to the rear aspect, wood flooring, double doors leading out to the rear garden and space for a dining table set.

First Floor

Stairs rise to the first floor landing with doors to all three bedrooms, bathroom and cupboard.

Master Bedroom & En Suite

Master bedroom consists of carpet laid to floor, window to the rear aspect, built in wardrobe, wall mounted radiator and light fitting to ceiling. Door to the en suite. Space for a super king size bed and other bedroom furniture. En suite is fully tiled and comprises a low level w/c, hand wash basin unit and enclosed shower cubicle. Tiled flooring, heated towel rail and window to the rear aspect.

Bedroom Two

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

Bedroom Three

Bedroom three consists of carpet laid to floor, light fitting to ceiling, wall mounted radiator and a window to the front aspect. Space for a bed and other bedroom furniture.

Bathroom

Bathroom is fully tiled and comprises a low level wc, hand wash basin unit and a panelled bathtub with shower and shower screen. Heated towel rail, tiled flooring and recess spotlights.

Rear Garden

Rear garden with a paved patio leading out from the kitchen/diner, grass laid to the remainder and garden shed with a concrete base. There is an opening for side access leading to the front of the property.

Parking

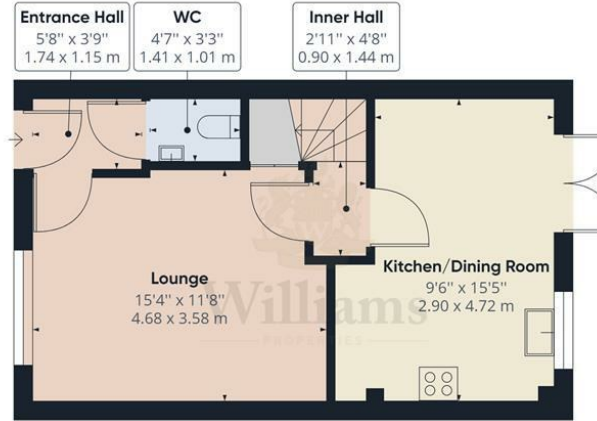
Block paved driveway with parking available for multiple vehicles.

Buyer Notes

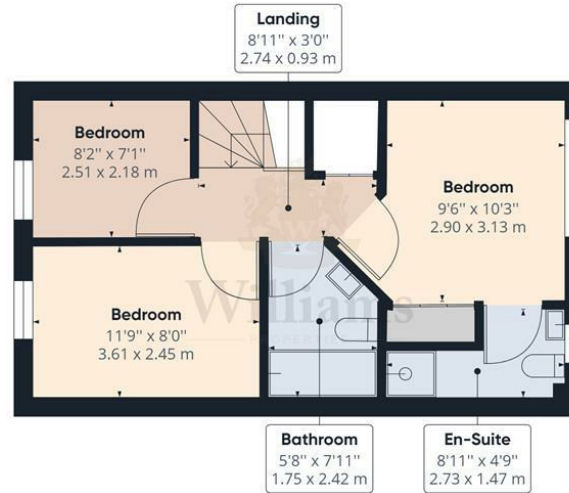
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	95		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	83	(B2 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	EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions	EU Directive 2002/91/EC
England & Wales		England & Wales	



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

790.56 ft²

73.45 m²

(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.

GIRAFFE360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties

Web: www.williams.properties

Tel: 01296 435600

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.