



Baker Street

| Waddesdon | Buckinghamshire | HP18 0LG



Baker Street

| Waddesdon | Buckinghamshire | HP18 0LG

NO ONWARD CHAIN VIEWINGS FROM 25/9/24 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.

£441,000

- *No Chain*
- Sought After Area
- Kitchen / Diner
- Great Condition Throughout
- Three Bedroom Semi
- 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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		95	(0-10) A		
(81-91) B		83	(11-20) B		
(69-80) C			(21-30) C		
(55-68) D			(31-40) D		
(43-54) E			(41-50) E		
(31-42) F			(51-60) F		
(1-30) G			(61-70) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

