



97 Quainton Road

Waddesdon | Aylesbury | Buckinghamshire | HP18 0LP



Williams
PROPERTIES

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Williams Properties are delighted to offer to the market this superb recently renovated three/ four bedroom detached house in the highly sought after village of Waddesdon. The property is presented to a high standard throughout and offers spacious living area, kitchen/breakfast room, downstairs shower room, utility room, second reception room or alternative use of a fourth bedroom downstairs and a further three double bedrooms upstairs one featuring an en suite and a large family bathroom. Outside there is a courtyard style garden. Viewing is highly recommended on this amazing home.

Offers in excess of £550,000

- Waddesdon
- Three / Four Bedrooms
- Renovated To A high Spec
- Courtyard Garden
- Detached Family Home
- Three Bathrooms
- Double Bedrooms
- Walking Distance To Amenties

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).

Council Tax

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance

Enter via the front door with stairs rising to the first floor and doors leading into the snug /4th bedroom and the main living area.

Kitchen /Breakfast Room

This stylish modern Kitchen / breakfast room is a real show piece and comprises of a range of wall and base mounted units with wood quartz worktops, kitchen breakfast bar with quartz worktops and space for 2 bar stools, ceramic sink bowl unit with mixer tap and window over, tiling to splash sensitive areas and integrated range cooker, dishwasher, washing machine and full length fridge and freezer. Window to the rear and side aspect with bespoke fitted shutters, karndeian flooring, recess spotlights and a door leading out to the courtyard garden.



The property is located in the heart of Waddesdon village and as such is a short walk away from the amenities, which include various eateries, a post office, village stores and a hairdresser. The property is also close to the renown Waddesdon Manor, which is set in acres of grounds and botanical gardens.



Lounge/Diner

This is a generous room offering great open plan living and consists of kardean flooring laid to floor , feature fireplace ,window with fitted shutters to front aspect , space for a large dining set and lounge set and other living room furniture. There is a door leading into the downstairs shower room and an opening and a step up into the stunning kitchen breakfast room

Snug / Bedroom

This room is a fantastic room that can be used as a snug or as the current owners a fourth bedroom and consists of carpet laid to the floor, a wall mounted radiator, a window with bespoke fitted shutters to the front aspect and feature fire place. There is space for a double bed and other bedroom furniture.

Shower Room

This modern bathroom consists of a low level WC, pedestal hand wash basin, double walk in shower cubicle. Tiling to splash sensitive areas, heated towel rail, recess spotlights and kardean flooring. There is doors leading into the utility room and to the main living area.

Utility Room

A range wall mounted and base units with quartz worktops, kamdean flooring laid to floor integrated washing machine and dryer and window to the side aspect.

First Floor

Stairs rising from the ground floor with doors leading to all three bedrooms, bathroom and access to the loft.

Bedroom

Bedroom one consists of carpet laid to floor, window to the front aspect with bespoke fitted shutters, single light pendant to ceiling, wall mounted radiator and space for a super king bed and other bedroom furniture. door leading into the en suite.

En Suite

This modern en suite is fully tiled and comprises a low level wc, hand wash basin, enclosed shower cubicle, inset wall mirror, heated towel rail and frosted window.

Bedroom

Bedroom consists of carpet laid to floor, window to the front aspect with bespoke fitted shutters, single light pendant to ceiling, wall mounted radiator and space for a double bed and other bedroom furniture.

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Bedroom consists of carpet laid to floor, window to the front aspect with bespoke fitted shutters, single light pendant to ceiling, wall mounted radiator and space for double bed and other bedroom furniture.

Family Bathroom

This stunning family bathroom is fully tiled and comprises a low level w/c, hand basin vanity unit, illuminated mirror, panelled bath tub with overhead shower and screen, heated towel rail and frosted window to the rear aspect.

Courtyard Garden

Enclosed with fencing hard landscaping with a paved patio extending to the side of the property with a shed with light and power and gated access to the side.

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 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		

