



9 Anstey Close

| Waddesdon | Bucks | HP18 0NB





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Williams Properties are pleased to bring to the market this fantastic extended four bedroom semi-detached family home in the sought after village of Waddesdon. Set within the Waddesdon school catchment, the property is in excellent condition and benefits from living room, kitchen/diner/living room with underfloor heating, utility room, downstairs w/c and snug to the ground floor, to the second floor there is four bedrooms, and bathroom, master bedroom with vaulted ceilings and ensuite. Outside there is a landscaped corner plot garden and driveway parking. Viewing comes highly recommended.

Offers in excess of £625,000

## 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).

## Local Authority

Buckinghamshire Council and Waddesdon parish council.

## Services

All main services available

## Council Tax

Band C

## Entrance

Enter through the front door into the good size entrance hall consisting of stairs rising to the first floor and doors to the snug, downstairs w/c kitchen/living/dining area and living room.



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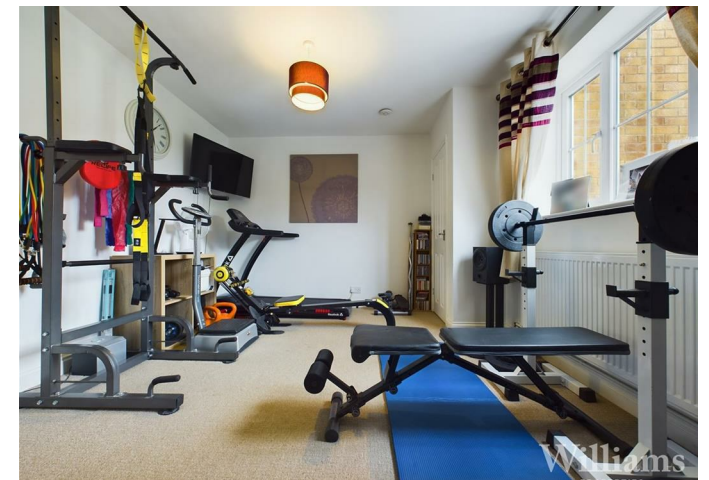
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- Four Bedrooms
- Extended Semi - Detached House
- Sought After Village Location
- Waddesdon School Catchment
- Driveway Parking
- Corner Plot
- Landscaped Rear Garden
- Viewing Highly Recommended

**Kitchen/Diner/living Area**

This attractive modern kitchen/diner/living area consists of a range of wall and base mounted units with Quartz worktops, large kitchen island, inset sink bowl unit with mixer tap with a water filter function and window overlooking the front aspect, inset gas hob and splashback, integrated double oven with a plate warmer, fridge/freezer, dishwasher, coffee machine and a wine fridge, Recess spotlighting, under floor heating, herringbone flooring, door to the utility and a door to the side aspect and a further set of French doors leading out to the rear garden. Dining area has space for a dining table set and other furniture.

**Utility Room**

Utility consists of base mounted units with worktop and inset sink bowl unit, space for washing machine and tumble dryer, a wall mounted radiator and a window to the rear aspect,

**Living Room**

The Living room consists of a window to the front aspect, carpet laid to the floor, light pendant to the ceiling and French doors leading out to the rear garden. Space for a sofa suite and other living room furniture.

**Snug**

The Snug is currently being used as a gym and consists of a window to the rear aspect, storage cupboard, light fittings to the ceiling, a wall mounted radiator, carpet laid to the floor and space for a range of furniture.

**WC**

The w/c consists of a low level w/c, hand wash basin unit and tiling to splash sensitive areas. light fitting to the ceiling. a heated towel rail and a frosted window to the front aspect.





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.



**First Floor**

There are stairs rising from the ground Floor with light fittings to the ceiling and carpet laid to the floor and two windows to the rear aspect. There are doors to all bedrooms and family bathroom

**Bedroom And Ensuite**

This beautifully presented double aspect bedroom consists of window to the front and side aspect , full width built in wardrobes with integrated spot lighting , carpet laid to floor, wall mounted radiator, vaulted ceilings ,spot lighting to the ceiling and space for a super king size bed and other bedroom furniture. Ensuite features half height tiling to walls and tiled flooring and comprises a low level w/c, pedestal hand wash basin, oval shaped bath with waterfall tap, enclosed shower cubicle, a heated towel rail and a frosted window to the rear aspect

**Bedroom**

The bedroom consists of a window to the front aspect, carpet laid to floor, a walk in wardrobe light fittings to the ceiling and a wall mounted radiator. Space for a king size bed and other bedroom furniture,

**Bedroom**

The bedroom consists of a window to the front aspect, carpet laid to floor, a light fitting to the ceiling, fitted walk in wardrobe and a wall mounted radiator. Space for a double bed and other bedroom furniture.

**Bedroom**

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

**Family Bathroom**

The Family bathroom comprises a w/c, hand wash basin unit, panelled bathtub with shower attachment, tiling to splash sensitive areas, heated towel rail and windows to the rear aspect.

**Rear Garden**

Landscaped wrap around corner plot garden with a large paved patio area and large raised decking area, lawn laid to the remainder Shed with light and power.

**Driveway Parking**

Driveway with space for multiple vehicles. Further parking residents parking area to the front of the property.

**Buyers 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	

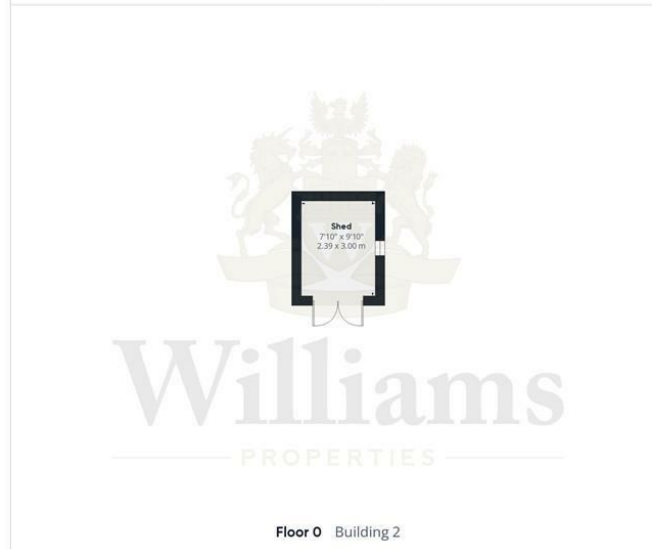
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(19-59)	D		
(9-18)	E		
(1-8)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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PROPERTIES

**Approximate total area<sup>(1)</sup>**  
1671.74 ft<sup>2</sup>  
155.31 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.

Calculations are based on RICS IPMS 3C standard.

**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.