



97 Quanton Road

Waddesdon | Aylesbury | Buckinghamshire | HP18 0LP



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PROPERTIES

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NEW INSTRUCTION!! Williams are pleased to bring to the market this recently renovated three/ four bedroom detached property situated 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/fourth bedroom downstairs, further three double bedrooms upstairs, en suite to master bedroom, large family bathroom, rear courtyard garden. Viewing is highly recommended!! Available 1st November 2024.

Per month £2,000 Per month

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



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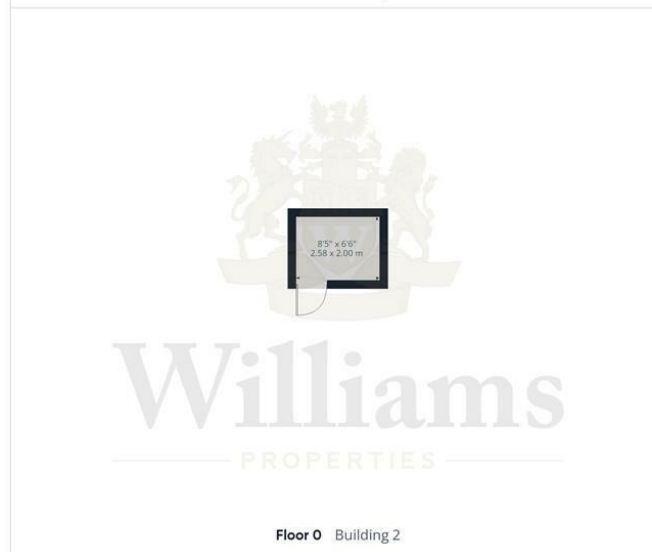
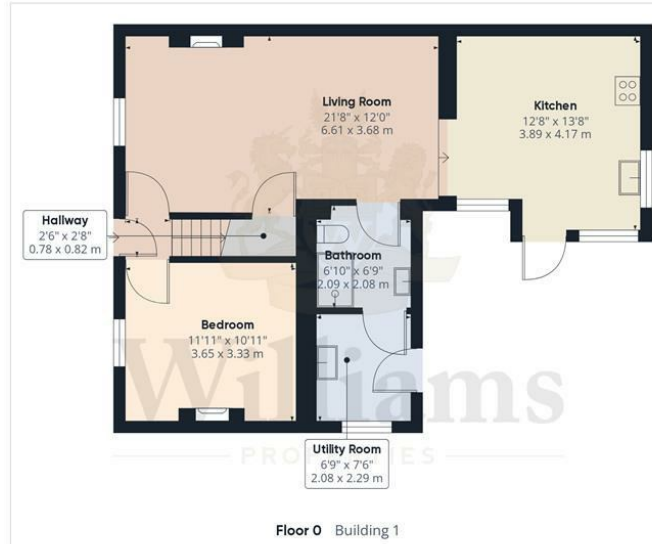


The property is located in the heart of Waddesdon village and as such is a short walk away from the amenities, which include various eateries, a post office, village stores and a hairdresser. The property is also close to the renown Waddesdon Manor, which is set in acres of grounds and botanical gardens.



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			
(02 plus) A			
(01-01) B			
(09-08) C			
(09-08) D			
(09-04) E			
(21-28) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾ 1229.4 ft ² 114.21 m ²	
<small>(1) Excluding balconies and terraces</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
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.