



Baker Street

Waddesdon | Aylesbury | Buckinghamshire | HP18 0LG



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Williams Properties are delighted to offer to the market this fantastic two bedroom detached bungalow in the highly sought after village of Waddesdon, Aylesbury. The property benefits from two double bedrooms, living room, bathroom and kitchen with integrated appliances. Outside there is an enclosed rear garden, garage and driveway parking for multiple vehicles. Viewing is highly recommended on this wonderful home.

Guide price £425,000

- Village Location
- Detached Bungalow
- Fitted Kitchen
- Enclosed Rear Garden
- Two Double Bedrooms
- Garage & Parking
- Good Order Throughout
- 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

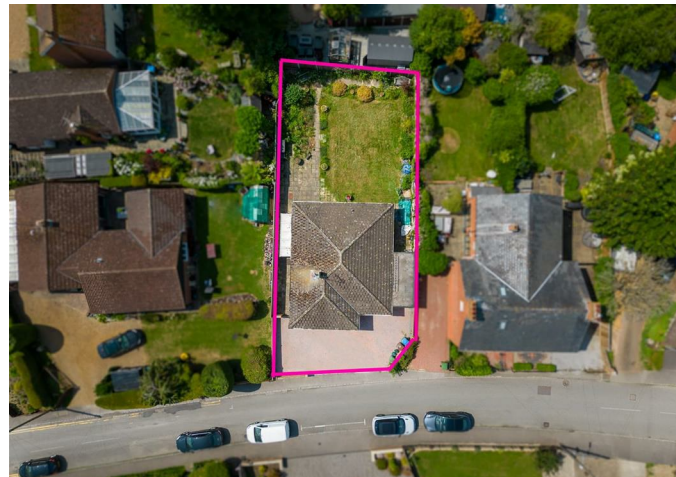
Band E

Local Authority

Buckinghamshire Council

Services

All main services available



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.



Entrance Hall

Enter through the front door into the entry with a further door to the hallway. Doors to the living room, kitchen, bathroom, two bedrooms and airing cupboard. Access to the loft space.

Living Room

Living room consists of triple aspect windows, feature fireplace, carpet laid to floor, light pendant to ceiling, wall mounted heater and space for a sofa set and other furniture.

Bedroom

Bedroom consists of carpet laid to floor, light pendant to ceiling, wall mounted heater, window to the front aspect and storage cupboard. Space for a double bed and other furniture.

Bedroom

Bedroom consists of carpet laid to floor, light fitting to ceiling, wall mounted heater, window to the rear aspect and storage cupboard. Space for a double bed and other furniture.

Bathroom

Bathroom is fully tiled and comprises a low level wc, hand wash basin unit with storage, walk in shower, heated towel rail, spotlights to ceiling and windows to the rear aspect.

Kitchen / Diner

Kitchen consists of a range of wall and base mounted units with square edge worktops, inset sink bowl unit with mixer tap, drainer and window over, inset electric hob and overhead extractor fan, integrated fridge/freezer, double oven, washing machine and dishwasher. Door to the sunroom and double doors leading out to the garden. Space for a dining table set.

Sunroom

Comprising of windows to the surround and door to the rear garden.

Rear Garden

Paved patio area leads to an area of lawn with plants and shrubs, access to the garage and gated access to the front.

Garage & Parking

Garage with light and power. Block paved driveway with parking for a number of 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		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(00-00) C			
(55-68) D				(00-00) D			
(39-54) E				(00-00) E			
(21-38) F				(11-20) F			
(1-20) G				(11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			

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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.