

13a Frederick Street

| Waddesdon | Buckinghamshire | HP18 0LU



Williams
PROPERTIES

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Williams Properties are delighted to offer to the market this two bedroom detached bungalow in the highly sought after village of Waddesdon. The property benefits from a spacious entrance hall, living room, kitchen/diner, two double bedrooms and bathroom. Outside there is a rear garden and driveway parking to the front. Viewing is highly recommended on this home.

£425,000

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).

Council Tax

Band C

Local Authority

Buckinghamshire Council

Services

All main services available

Entry

Enter through the front door into the entry with a further door to the hallway.





- Detached Bungalow
- Village Location
- Large Living Area
- Highly Sought After Area
- Two Double Bedrooms
- Driveway Parking
- Fields Views
- Viewing Highly Advised

Hallway

Doors to both double bedrooms, bathroom, kitchen/dining/ living area and storage cupboards. Access to the loft space.

Bedroom

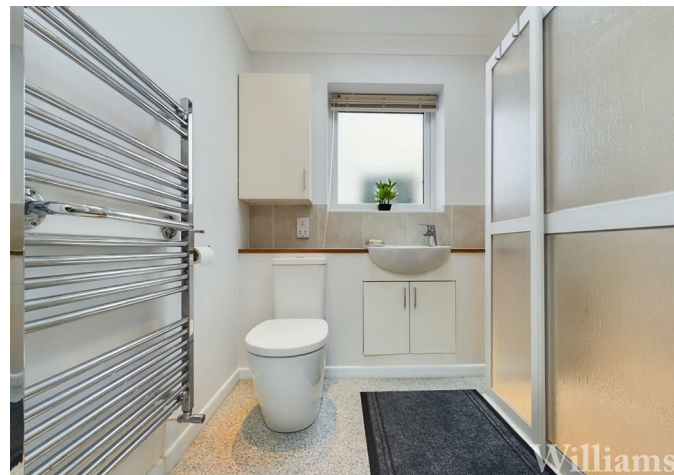
Bedroom consists of a window to the front aspect, carpet laid to floor, built in wardrobe, light fitting to ceiling and a wall mounted radiator. Space for a double bed and other bedroom furniture.

Bathroom

Bathroom comprises a low level wc, hand wash basin unit with storage, enclosed double walk in shower cubicle, tiling to splash sensitive areas, heated towel rail, extractor fan and a frosted window.

Bedroom

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



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 renowned Waddesdon Manor, which is set in acres of grounds and botanical gardens.



Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with roll on worktops, inset sink bowl unit with mixer tap, inset five ring gas hob and overhead extractor fan, integrated double oven, fridge/freezer, dishwasher and washing machine. Spotlights to ceiling, a wall mounted radiator, laminate laid to floor and a window to the side aspect. Space for a large dining table and chairs. Open plan to the living room.

Living Room

The Living room features a vaulted ceiling with large glass windows across the rear overlooking the rear garden and open fields and the room consists of carpet laid to floor, wall lights, ceiling light/fan, wall mounted radiators and doors leading out to the rear garden. Space for a sofa set and other living room furniture. Open plan to the kitchen diner.

Rear Garden

A paved patio leads to an area of grass, built in wooden planter and a garden shed. Gated access to the front.

Driveway

Block paved driveway with parking 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		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	(81-91) B		82	(82 plus) A	(81-91) B		
(69-80) C	(55-68) D	67		(69-80) C	(55-68) D		
(49-54) E	(25-48) F			(49-54) E	(25-48) F		
(21-38) F	(1-20) G			(21-38) F	(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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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.