

Connells

High Street
Waddesdon Aylesbury

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Waddesdon Aylesbury HP18 0JA

for sale offers in excess of
£280,000







Property Description

A beautifully presented Victorian cottage full of charm and character, offering a warm and inviting layout ideal for village living.

The property opens with an entrance porch leading into a characterful open-plan living/dining room, featuring exposed ceiling beams, wooden flooring, and a stunning brick fireplace as the focal point of the space. There is ample room for a dining area, with stairs rising to the first floor, and direct access into the modern fitted kitchen.

The kitchen provides a practical and contemporary finish, complete with a range of units, work surfaces, and access through to the ground-floor bathroom, fitted with a shower cubicle, WC, and wash hand basin.

Upstairs, the cottage offers two well-proportioned bedrooms, both benefitting from fitted wardrobes.

Externally, the home enjoys an enclosed rear garden and a charming front garden with picket fencing, creating an attractive and private setting.

Located in the sought-after village of Waddesdon, the area offers excellent pre-schools, a junior school, and the highly regarded secondary school. Nearby market towns and villages provide a wealth of historic attractions including Waddesdon Manor, Claydon House, and Quainton Steam Railway. Extensive shopping facilities can be found at Bicester Village, Friars Square in Aylesbury, Milton Keynes, and Oxford.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead


LIVERPOOL
ANFIELD





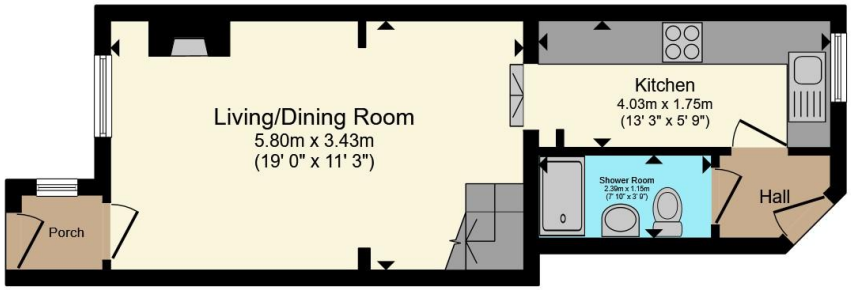




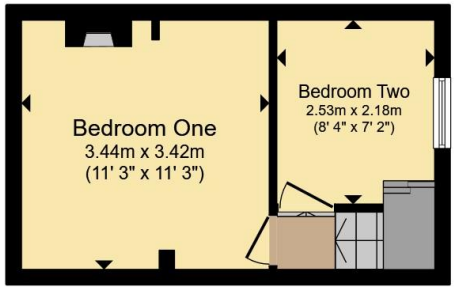








Ground Floor



First Floor

Total floor area 52.9 m² (570 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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6 Hampden Square
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304948

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.