



57 Frederick Street, Waddesdon

Guide Price **£465,000**



57 Frederick Street

Waddesdon, Aylesbury

Beautifully presented 3-bed detached house in sought-after Waddesdon. Features spacious lounge, fitted kitchen, dining room, garden access, and light-filled rooms. Ideal family home.

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Kitchen

This well-presented kitchen features modern flooring, ceiling lighting and a rear glazed door, with an extensive selection of fitted units, complementary work surfaces, tiled surrounds, integrated cooking appliances, an inset sink with mixer tap and practical space for additional appliances, creating a bright and functional layout.

Living Room

This comfortable lounge is comprised of wood effect flooring, a central ceiling light and neutral décor throughout, with a feature wood-burning stove, ample space for seating furniture and large windows alongside patio doors allowing plenty of natural light and access to the garden.

Dining Room

This spacious dining room is comprised of wood effect flooring, a central ceiling light and neutral décor, with ample space for a dining table and chairs, a front-facing window allowing natural light and a comfortable layout ideal for everyday dining and entertaining.

Bedroom

This well-proportioned double bedroom is comprised of soft carpeted flooring, a central ceiling light and a feature painted wall, with space for bedroom furniture and a front-facing window allowing plenty of natural light.

Bedroom

This additional bedroom offers carpeted flooring, neutral décor and a central ceiling light, with space for bedroom furniture and a window providing natural light, making it suitable for use as a guest room or home office.

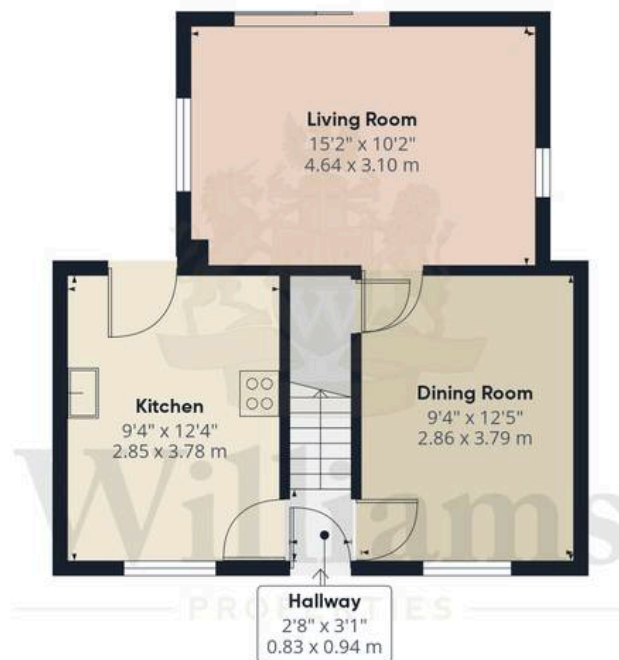
Bedroom

This further bedroom features carpeted flooring, a central ceiling light and neutral décor with a feature wall, along with fitted storage, space for bedroom furniture and a window providing natural light.

Bathroom

This family bathroom is comprised of tiled flooring, part-tiled walls and a central ceiling light, featuring a panelled bath with shower over, low level WC, wash hand basin with storage, heated towel rail and a rear-facing window providing natural ventilation and light.



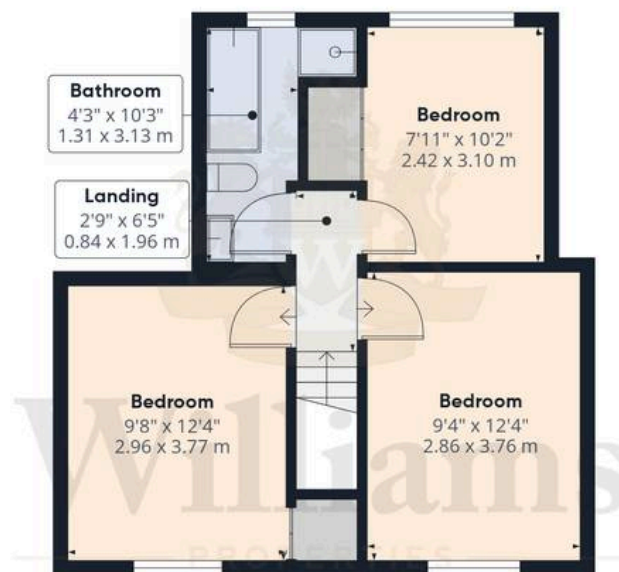


Floor 0

Approximate total area⁽¹⁾

830 ft²

77.2 m²



Floor 1

(1) Excluding balconies and terraces

Calculations
3C standa
approxima
floor plan is

