



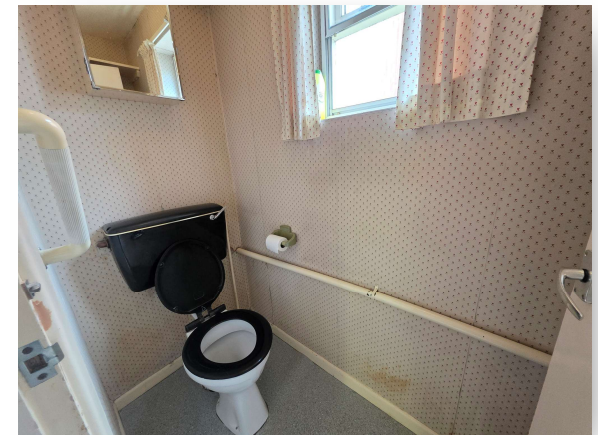
**Baker Street, Waddesdon Aylesbury HP18 0LG**



**welcome to**

**Baker Street, Waddesdon Aylesbury**

Brown & Merry are delighted to present this well-proportioned four-bedroom detached family home, ideally located just 0.1 miles from Waddesdon School and offered to the market with no upper chain. The accommodation comprises an entrance hall, cloakroom, spacious lounge/dining room, and kitchen. To the first floor are four bedrooms and a refitted shower room. Additional benefits include double glazing, an enclosed rear garden, driveway parking, and a garage.



## Accommodation Comprises

### Entrance Hall

### Cloakroom

### Lounge/ Dining Room

26' 4" x 11' 6" extending to 9' 1" MAX ( 8.03m x 3.51m extending to 2.77m MAX )

### Kitchen

11' 7" x 10' 7" ( 3.53m x 3.23m )

### First Floor & Landing

### Bedroom One

12' 2" x 10' 9" ( 3.71m x 3.28m )

### Bedroom Two

12' 2" x 8' 5" ( 3.71m x 2.57m )

### Bedroom Three

8' 6" x 6' 11" ( 2.59m x 2.11m )

### Bedroom Four

6' 5" x 9' 1" ( 1.96m x 2.77m )

### Shower Room

### Outside

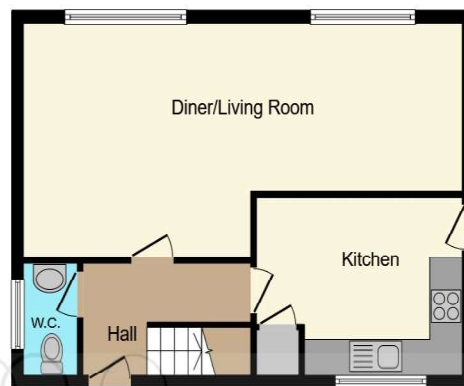
### Rear Garden

### Driveway

### Garage

### Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly. Property is subject to Grant of Probate



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)



**view this property online** [brownandmerry.co.uk/Property/AYL116623](http://brownandmerry.co.uk/Property/AYL116623)



welcome to

## Baker Street, Waddesdon Aylesbury

- FOUR BEDROOM DETACHED
- LOUNGE/ DINING ROOM
- CLOAKROOM & SHOWER ROOM
- CLOSE TO SCHOOL (0.1 Mile)
- NO UPPER CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: E

# £500,000



Please note the marker reflects the postcode not the actual property

**view this property online** [brownandmerry.co.uk/Property/AYL116623](https://www.brownandmerry.co.uk/Property/AYL116623)



Property Ref:  
AYL116623 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
brown & merry



**01296 488111**



[Aylesbury@brownandmerry.co.uk](mailto:Aylesbury@brownandmerry.co.uk)



5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**