



Connells

Styles Court Wood Street
Waddesdon Aylesbury



Property Description

** NO UPPER CHAIN **

Connells are delighted to bring this well-presented end-terraced house to the market that is situated within the popular Village of Waddesdon. The property briefly comprises of a sizeable reception room, a well-appointed fitted kitchen/breakfast room, three well-proportioned bedrooms, a family bathroom suite and off-street parking for two cars. Whilst this property does not have a garden, there are plenty of local walks and playing areas within proximity of the property.

The property is conveniently located 6 miles from Aylesbury along the A41 with easy access to Aylesbury Parkway Train Station (2.9 miles). The property is a short walk away from local post office and a selection of pubs and restaurants as well as further amenities including Waddesdon Manor (Free to Waddesdon Residents), Bucks Railway Centre and Green Dragon Eco Farm all nearby. There are well-regarded primary and secondary schools within the village including being within catchments Waddesdon Schools for and Grammar Schools nearby in Aylesbury.

Entrance Hall

Door to rear aspect, stairs to first floor landing, window to side aspect, electric radiator.

Reception Room

Front door, bay window to front aspect, television point, telephone point, electric radiator.

Kitchen / Breakfast Room

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric cooker point, extractor hood, plumbing for washing machine, space for fridge/freezer, space for dining area, window to side aspect, electric radiator.

First Floor Landing

Stairs from entrance hall, window to rear aspect, stairs to second floor, storage cupboard, electric radiator.

Bedroom One

Window to front aspect, storage cupboard, electric radiator.

Bedroom Two

Window to side aspect, electric radiator.

Bathroom

Bath with mixer taps and shower attachment, overhead shower, WC, wash hand basin.

Second Floor

Bedroom Three

Window to rear aspect, storage in eaves, electric radiator.

Outside

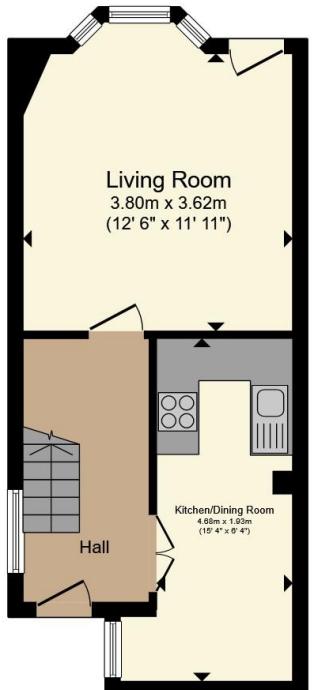
Parking

Two off-street parking spaces.

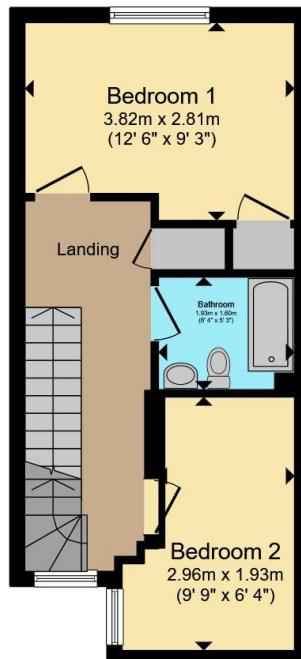




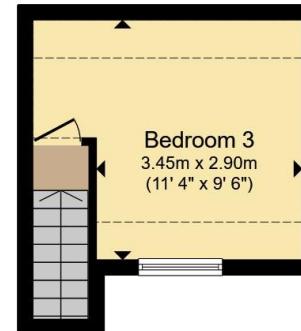




Ground Floor



First Floor



Second Floor

Total floor area 79.1 m² (851 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

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
AYLESBURY HP19 7HT

EPC Rating: E Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304680



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: L^EY304680 - 0003