





BAKER STREET, WADDESDON, AYLESBURY

PRICE £365,000

FREEHOLD

A well presented three bedroom semi-detached home in the sought-after village of Waddesdon, within walking distance of the highly regarded local schools. The property offers a fitted kitchen, spacious living room, cloakroom, three bedrooms and a family bathroom. Outside benefits from a private rear garden and off-road parking to the front.

GEORGE DAVID

BAKER STREET

• SOUGHT AFTER VILLAGE OF WADDESDON • SEMI DETACHED HOUSE • TWO OFF ROAD PARKING SPACES • THREE BEDROOMS • MODERN BATHROOM • WALKING DISTANCE OF HIGHLY REGARDED SCHOOLS • REAR GARDEN WITH PATIO, LAWN AND SHED • DOWNSTAIRS CLOAKROOM





LOCATION

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 Outlet., Aylesbury, Milton Keynes and Oxford. The village itself offers a shop including a Post Office, a Doctors Surgery, Pubs, the Five Arrows Hotel and an Indian Restaurant. Primary & 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). A new approx. 3-mile-long cycle path has been built which runs alongside the A41 and links the village directly into the Aylesbury Vale Parkway station.

ACCOMMODATION

The accommodation comprises an entrance hall with a useful storage cupboard and a cloakroom. The kitchen is fitted with an inset electric hob, oven and grill with cooker hood, and provides space for a fridge, washing machine, dishwasher and tumble dryer. The spacious living room enjoys direct access to the rear garden and offers ample space for a range of furniture.

On the first floor, there is loft access, three bedrooms, and a modern family bathroom fitted with a bathtub, rainfall shower and attachment, WC and wash basin with storage. The main bedroom further benefits from a built-in wardrobe.

Outside, the property features a rear garden with patio, lawn, garden shed and gated access. To the front, there are two off-road parking spaces, adding to the practicality of this family home.

NOTE

Certificate of lawfulness and building regulations have been granted for proposed loft conversion - see Buckinghamshire council planning permission portal for more details.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc.

VAT per person. This fee is non-refundable under any circumstances.

BAKER STREET

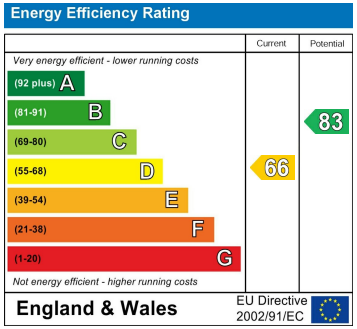












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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