



## QUANTON ROAD, WADDESDON, AYLESBURY

OFFERS IN EXCESS OF £300,000

FREEHOLD

A charming two-bedroom cottage located in the heart of Waddesdon, within easy reach of all the village amenities. The accommodation comprises an entrance porch, reception room, and a kitchen/dining room, along with a newly fitted shower room on the ground floor. Upstairs, the property offers two well-proportioned double bedrooms. Externally, there is a generous garden and a versatile outhouse, ideal for use as a home gym or additional storage. The property is ideally situated within walking distance of local shops, schools, and amenities. Waddesdon Manor is also close by, offering a variety of events and scenic walks to enjoy throughout the year.



## QUANTON ROAD

- SOUGHT AFTER WADDES DON VILLAGE
- EXCELLENT ROAD LINKS
- CHARMING TWO BEDROOM HOME
- GARDEN WITH VERSATILE OUTHOUSE
- CLOSE TO WELL REGARDED SCHOOLS
- DOWNSTAIRS SHOWER ROOM

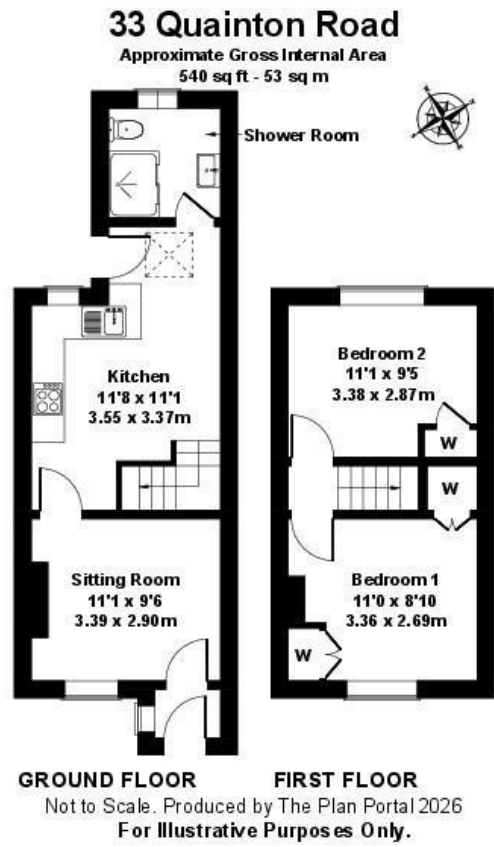


### LOCATION

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.

## QUANTON ROAD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		55	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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