



Baker Street

Waddesdon | Aylesbury | Buckinghamshire | HP18 0LG



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A substantial detached Victorian cottage set on a desirable road in Waddesdon, arguably one of Buckinghamshire's most popular villages. The property has been extended and modernised throughout however retains its period charm with exposed beams throughout. There are two reception rooms, a kitchen/breakfast room and conservatory, five/six bedrooms including two loft rooms, a large garage/workshop, driveway and garden to the rear. Viewing comes highly recommended on this ideal family home.

Guide price £499,950

- Five/Six Bedroom Detached Home
- Village Location
- Waddesdon School Catchment
- Rear Garden
- Garage/Workshop and Drive
- Victorian Period Charm
- Bathroom and an En-Suite
- Conservatory

Waddesdon

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 4miles away at the Aylesbury Parkway station with railway links to London (Marylebone approx. 57 mins).

Local Authority

Aylesbury Vale District Council

Council Tax

Band F

Services

All main services available

Entrance

Entrance though a wooden front door into a small porch, with door leading into the living room and dining room.

Living Room

A large living room with wooden flooring laid to, a window to the front aspect, fireplace, wall mounted radiator panel, TV aerial point and room for a three piece suite and other furniture. There is a doorway leading into a passage with a cloakroom, and a door leading into the dining room.



The property is located on Baker Street in Waddesdon and as such is in prime location for access to the sought after Primary and Secondary schools. Also within close proximity are the amenities of Waddesdon which include various eateries, a hairdresser, post office and off licence, as well as the renowned Waddesdon Manor and Five Bells Pub and Hotel.



Dining Room

Dining room with parquet flooring and a window to the front aspect, exposed beams to the ceiling, door into a storage cupboard. There is room for a dining table and chairs.

Downstairs Cloakroom

Cloakroom comprising of low level WC and pedestal hand wash basin.

Kitchen/Breakfast Room

A substantial kitchen and breakfast room with tiled flooring and beams to ceiling, with spot lighting throughout. There are a range of rustic-effect base and wall mounted units with a roll top work top, a porcelain Belfast sink, large range cooker with tiled splashback and window to the rear aspect. There is a door leading into a utility room, door leading outside and into the garage, and doorway leading into the conservatory.

Conservatory

Conservatory comprises of tiled flooring and brick wall to one side, ceiling lighting, surround views to the rear garden, blinds and ceiling blinds, doors leading to the garden, room for a dining table and chairs and other furniture.

First Floor Landing

Stairs rising from the ground floor to the first floor landing, with doors to four bedrooms and the bathroom, and further stairs rising to the second floor.

Bedroom One and En-Suite

Bedroom one with a window to the rear aspect, carpet laid to floor, wall mounted radiator panel and room for a double bed and other furniture. Door leading into the En-Suite. En-suite comprising of a window to the rear aspect, with a corner bathtub, shower stall, low level WC and pedestal hand wash basin, with storage cupboard.

Bedroom Two

Bedroom two with carpet laid to floor and a window to the front aspect, with wall mounted radiator and room for a double bed and other furniture.

Bedroom Three

Bedroom three comprising of carpet laid to floor, with window to the front aspect, wall mounted radiator and room for a bed and other furniture.

Bedroom Six/Study

Bedroom six with potential to be used as a study, with carpet to floor and window to the side aspect, with a storage cupboard.

Bathroom

Family bathroom with flooring and spotlights to ceiling with a window to the side aspect, enclosed shower stall, bathtub, low level WC, hand wash basin set into a unit and heated towel rail.

Second Floor

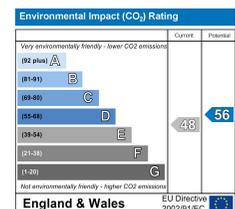
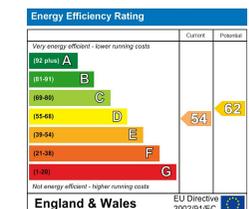
Stairs rising from the first floor to the second floor landing, with doors to both bedrooms.

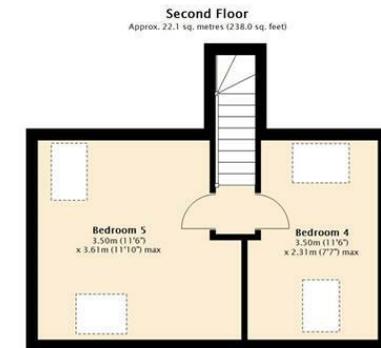
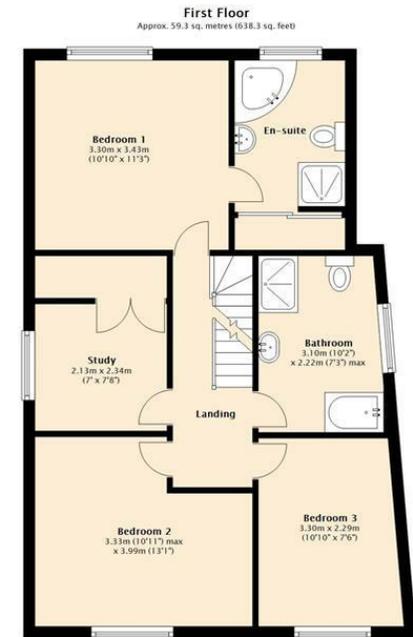
Bedroom Four

Bedroom four with carpet to floor and two skylight windows, wall mounted radiator and room for a bed and other furniture.

Bedroom Five

Bedroom five with carpet to floor and two skylight windows, wall mounted radiator and room for a bed and other furniture.





Total area: approx. 188.6 sq. metres (2030.2 sq. feet)



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.