



Chestnut Close

| Waddesdon | Buckinghamshire | HP18 0LJ



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Williams Properties are delighted to present this four bedroom detached house set in the highly sought after village of Waddesdon. The property sits in the heart of the village close to the renowned schools and Waddesdon Manor. The property has generous accommodation, garage and driveway and is within walking distance to the shops, amenities, eateries and public houses of the village centre.

## Offers in excess of £450,000

- Waddesdon Village
- Four Bedrooms
- Garage & Driveway
- Front & Rear Gardens
- Close To Schools
- Lounge & Dining Room
- Fitted Kitchen
- Fitted Bathroom

### 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 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.

### Situation

Aylesbury Vale Parkway Train Station approx: 3.1 Miles  
M40 Bicester approx: 13.6 Miles  
M40 Thame approx: 13.7 Miles  
Milton Keynes approx: 20.8 Miles

### Services

All main services available



The commuter village of Waddesdon offers a general store with Post Office, Doctor's Surgery, Public houses, and the renowned Five Arrows Hotel. Primary and Secondary Schools can be found in the village and Grammar Schools at nearby Aylesbury. A fantastic new cycle path links Waddesdon directly to the Aylesbury Vale Parkway station.



### Local Authority

Aylesbury Vale District Council

### Council Tax

Band E

### Ground Floor

Double glazed door to the entrance hall with door to downstairs cloakroom, window to the front and radiator. Downstairs cloakroom comprises of low level WC, wash basin with vanity sink and window to front. The lounge has a double glazed window to the front aspect, TV aerial point, two radiators and a fireplace. The dining room has double glazed patio doors to the rear garden, radiator, space for table and chairs and stairs to the first floor. The kitchen comprises of base and wall units with roll top work surfaces with inset sink and drainer, built in double oven, hob and extractor. Space for washing, dishwasher and fridge freezer. The kitchen also has a storage cupboard, double glazed window to the rear and double glazed door leading into the garden and driveway.

### First Floor

The landing has access to all first floor rooms and an airing cupboard. The main bedroom has a built in storage cupboard, further space for wardrobes, radiator and double glazed window to the front. Bedroom two has a radiator, space for wardrobes and double glazed window to the rear. Bedroom three has a built in cupboard, radiator and double glazed window to the front. Bedroom four has a radiator and double glazed window to the rear. The bathroom comprises of a panelled bath with mixer tap with shower attachment, wash basin with a vanity unit, low level WC, radiator part tiled walls and a double glazed window with aspect to the side.

### Parking

Driveway parking to the front offering space for a number of vehicles and leading to the garage.

### Garage

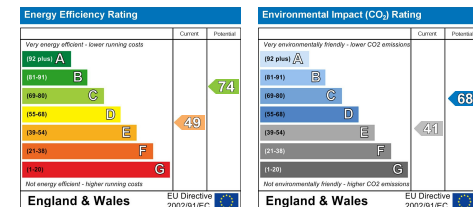
Single garage set to the side of the property with an up and over door.

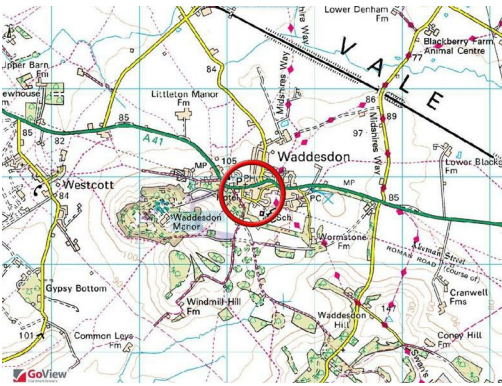
### Front Garden

Open plan area which has been block paved providing extra parking.

### Rear Garden

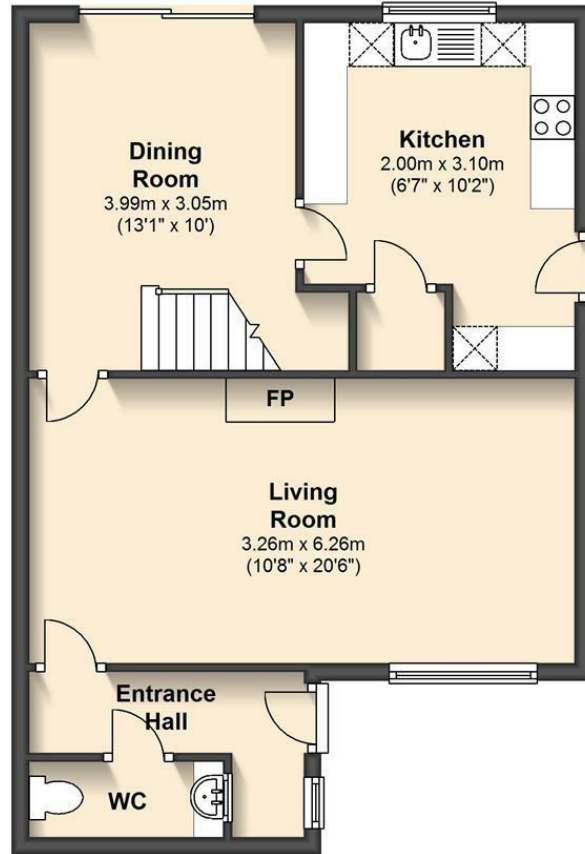
Landscaped with lawn, mature shrubs and established planters. The garden is fully enclosed with panel fencing and has gated access to the front of the property.





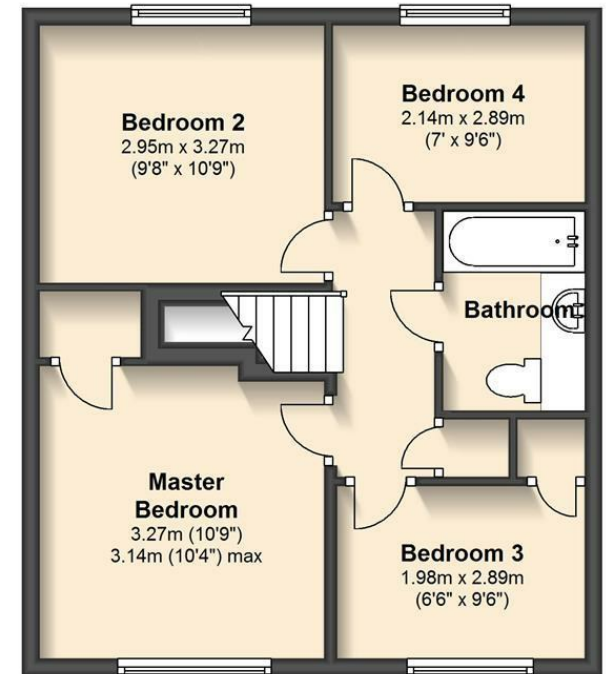
### Ground Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



### First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 95.1 sq. metres (1023.4 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.