



56 High Street

Waddesdon | Aylesbury | HP18 0JD





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A rare opportunity to acquire a two bedroom semi-detached cottage in the popular village of Waddesdon. The property is presented to a very high standard throughout whilst still retaining period charm with areas of exposed brick work and tiled flooring. The property comprises of an open plan lounge, kitchen and dining area, and two good sized bedrooms and a family bathroom. To the rear of the property there is a tidy patio area. The property would be ideal for a first time buyer.

£310,000

## 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).

## Council Tax

Band B

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance & Living Area

Entrance via composite front door into living area, Flagstone flooring and open plan into kitchen/dining area. The room has ample space for a sofa and other furnishings. Vintage style radiator, wall lights, TV aerial point, two UPVC double glazed windows to front aspect with natural wood window sills.







- Two Double Bedroom Cottage
- Open Plan Layout
- Double Glazed Windows
- Close to Amenities
- Refurbished Throughout
- Popular Village Location
- Courtyard Garden
- Viewings Highly Recommended

#### Kitchen Area

This Newly fitted open plan kitchen area with Flagstone flooring, granite work tops with an inset sink and mixer tap, integrated Bosch oven an induction hob, range of modern wall and base units, pan drawers, space for fridge/freezer. A kitchen island with space for stools and further storage, There is a double glazed window overlooking the garden, vintage style radiator, exposed beam and feature old stock brickwork and stairs rising to the first floor.

#### First Floor

Stairs rising to first floor, large exposed beam, carpet laid to stairs and floor, doors to all rooms and double glazed window to the front.

#### Bedroom One

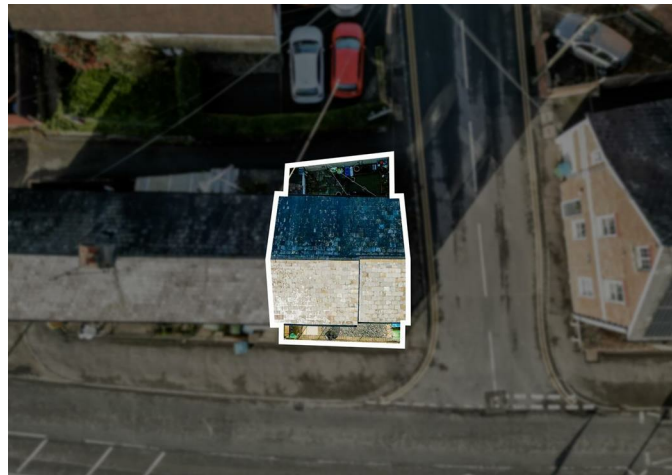
Good sized double bedroom with carpets laid to the floor, wall mounted radiator, UPVC window to rear aspect with natural wood windowsill. Room for a double bed and other bedroom furniture.

#### Bedroom Two

Double bedroom with carpet laid to floor, UPVC double glazed window to front aspect with natural wood windowsill, wall mounted radiator. Room for a double bed and other bedroom furniture.

#### Bathroom

Good sized bathroom comprising a stylish modern suite with panelled bath with LED down-lighter under the panel, shower screen and Hansgrohe mixer tap with shower hose attachment, low level WC, hand wash basin unit with Hansgrohe mixer tap, inset mirror, UPVC double glazed modesty window, ceiling down-lighters, tiled walls and flooring and a combi-boiler set in a high gloss wall unit.





The property is located in the heart of Waddesdon village and as such is a short walk away from the amenities, which include various eateries, a post office, village stores and a hairdresser. The property is also close to the renown Waddesdon Manor, which is set in acres of grounds and botanical gardens.



**Courtyard Garden**

Enclosed area landscaped with a paved patio and an area of artificial grass ideal for entertaining and an alfresco lifestyle. A storage cupboard has space and plumbing for a washing machine and the garden is fully enclosed with gated access to the rear.

**Frontage**

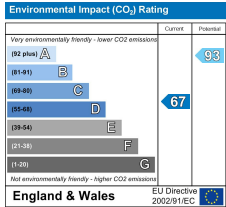
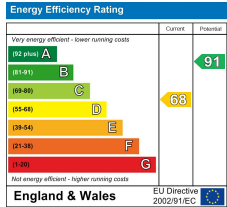
The frontage has been enclosed with railings and landscaped with stone paving leading to the front door and an area of artificial grass to keep that well manicured all year round look.

**Parking**

Off road communal parking bays are available on the High Street close to the property.

**Buyers Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.











Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

531 ft<sup>2</sup>

49.3 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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.