

hillyards.



Hillyards are offering this spacious family home located in the popular Buckinghamshire village of Waddesdon. The property is offered to the market with no upper chain and is located just a short walk from the village's sought after schools. Accommodation consists of entrance hall, lounge, dining area, kitchen, utility room, cloakroom, three bedrooms and bathroom. Other benefits include generous rear garden, driveway parking, UPVC double glazing and gas central heating.

Offers in excess of £335,000

Sharps Close, Waddesdon, Buckinghamshire. HP18 0NA

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Ground Floor

Entrance Hall:

Enter via UPVC double glazed front door, radiator, access to under stair storage cupboard, wood effect laminate flooring, doors to lounge and dining area.

Lounge:

16'1 x 13'7 (4.90m x 4.14m)

UPVC double glazed window to front aspect, radiator, feature fireplace, wall mounted lights, television point.

Dining Area:

10'1 x 8'10 (3.07m x 2.69m)

Two radiators, wood effect laminate flooring, open to kitchen.

Kitchen:

13'5 x 6'5 (4.09m x 1.96m)

A range of wall and base level units with roll top work surfaces and tiled splashbacks, inset sink and drainer unit, space for cooker, space and plumbing for washing machine, built-in dishwasher, wood effect laminate flooring, radiator, UPVC double glazed window to rear aspect, door to rear lobby.

Rear Lobby:

UPVC double glazed window to rear aspect, tiled flooring, UPVC double glazed door to rear garden, built-in storage cupboard, door to utility room.

Utility Room:

10' (max) x 7'4 (max) (3.05m x 2.24m)

Wall mounted boiler, doors to front and cloakroom.

Guest Cloakroom:

Low-level w/c, UPVC double glazed window to front aspect.

First Floor

Landing:

Stairs rising from ground floor, UPVC double glazed window to rear aspect, radiator, access to loft via ceiling inset hatch, doors to all first floor accommodation.

Bedroom 1:

14'2 x 13'6 (4.32m x 4.11m)

UPVC double glazed window to front aspect, radiator.

Bedroom 2:

11'5 x 10'1 (3.48m x 3.07m)

UPVC double glazed window to rear aspect, radiator, built-in wardrobe providing a range of hanging and shelved storage space.

Bedroom 3:

9'1 x 7'4 (2.77m x 2.24m)

UPVC double glazed windows to double aspect, radiator.

Bathroom:

A three piece suite consisting of panel bath with independent shower over, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, radiator, UPVC double glazed window to side aspect.

Exterior

Front Garden:

Open plan and recently re-laid to block paving and gravel.

Rear Garden:

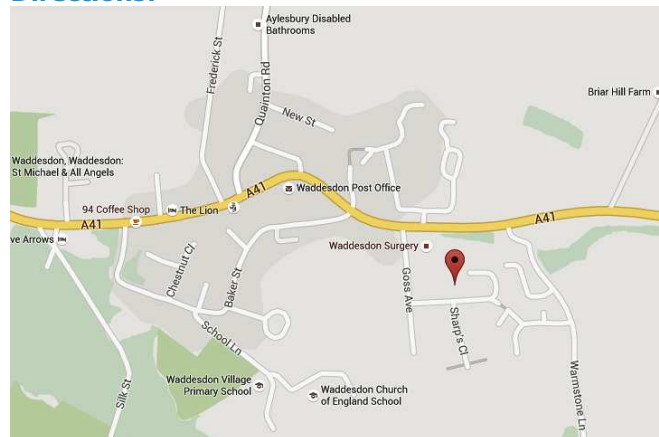
Fully enclosed and offering a high degree of privacy with recently laid flagstone patio with pathway leading to rear and lawned area, gated side access, free standing shed.

Parking:

There is a driveway to the front of the property 1-2 vehicles.

Property Info

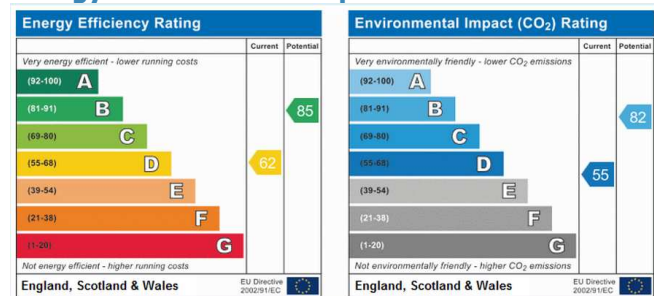
Directions:



Council Tax Band:

C (approximately £1379.67 per annum based on 2 adults residing at the property)

Energy Performance Graph:



Property Misdescription Act 1991: For clarification, we wish to inform prospective 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 should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.