



STUNNING FAMILY HOME - Hillyards are pleased to offer this stunning detached house situated in the popular village of Waddesdon with views over open countryside. The village offers excellent school catchment making this an ideal property the family market. Accommodation consists of entrance hall, cloakroom, lounge with feature fireplace, dining room, kitchen, utility room, four bedrooms with an en-suite bathroom to the master and a refitted family shower room. Other benefits include a double garage with driveway parking for several vehicles and a beautiful rear garden backing on to open fields. A viewing comes highly recommended to truly appreciate this property.

Guide Price £600,000

18 Little Britain, Aylesbury, Buckinghamshire HP18 0XA

Lounge

15'4 x 11'4

Dining Room

11'4 x 9'0

Kitchen/Breakfast Room

14'7 x 9'0

Utility Room

7'7 x 6'7

Bedroom

12'6 x 11'4

Bedroom

11'4 x 9'11

Bedroom

12'3 x 9'0

Bedroom

13'4 x 8'5



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	60	79
England & Wales	EU Directive 2002/91/EC	

hillyards.