

# HAMNETT HAYWARD



2 WAGGONERS COURT, AYLESBURY, HP17 8RW  
GUIDE PRICE £625,000





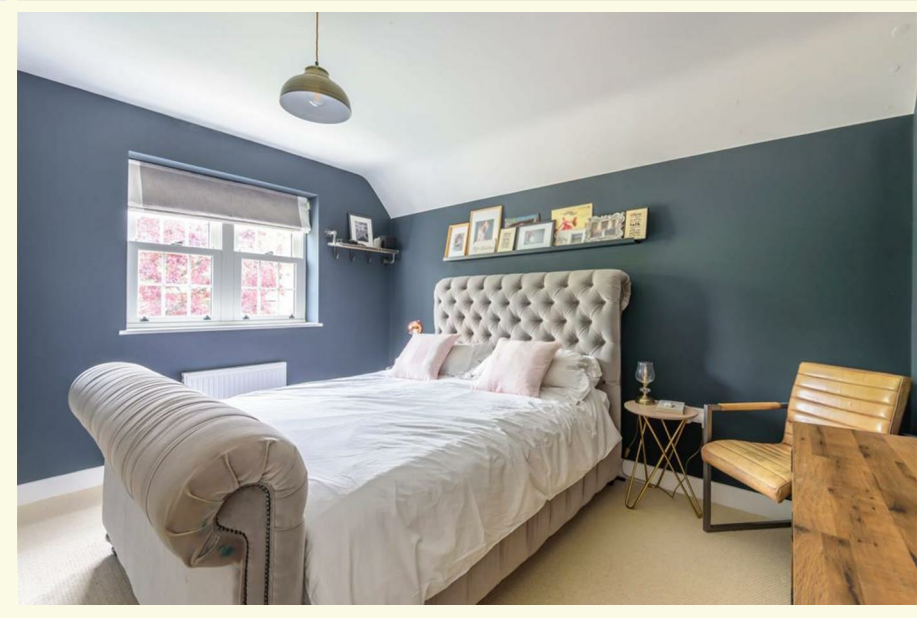
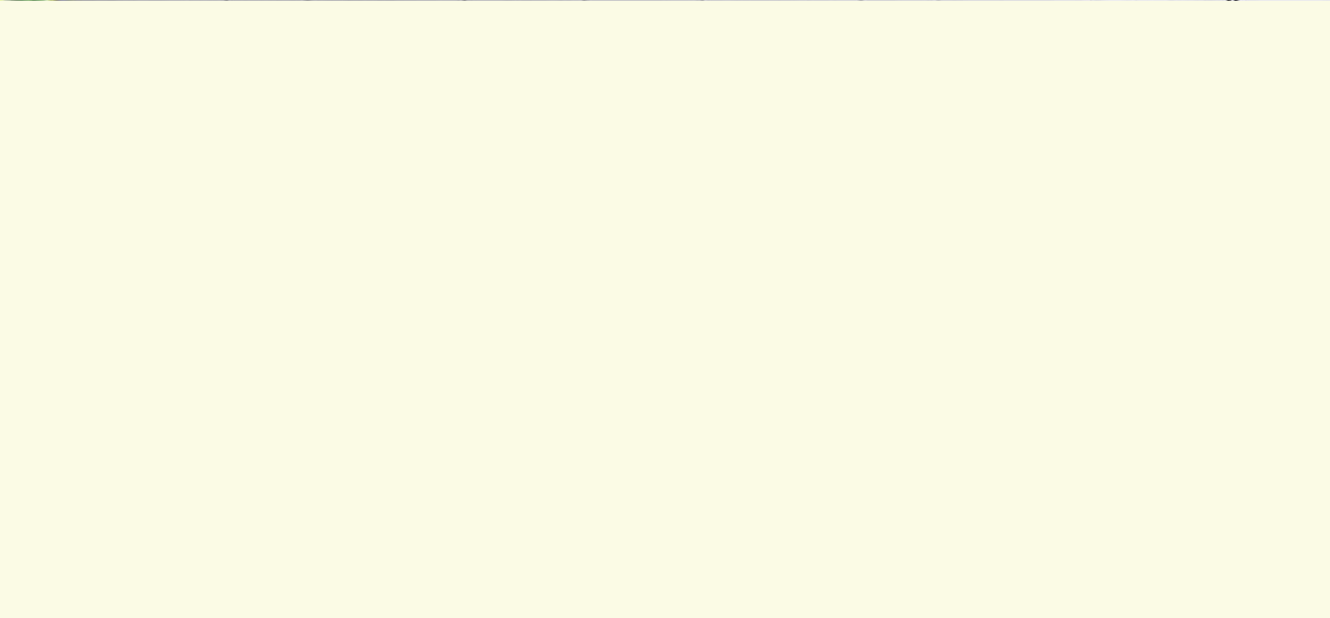
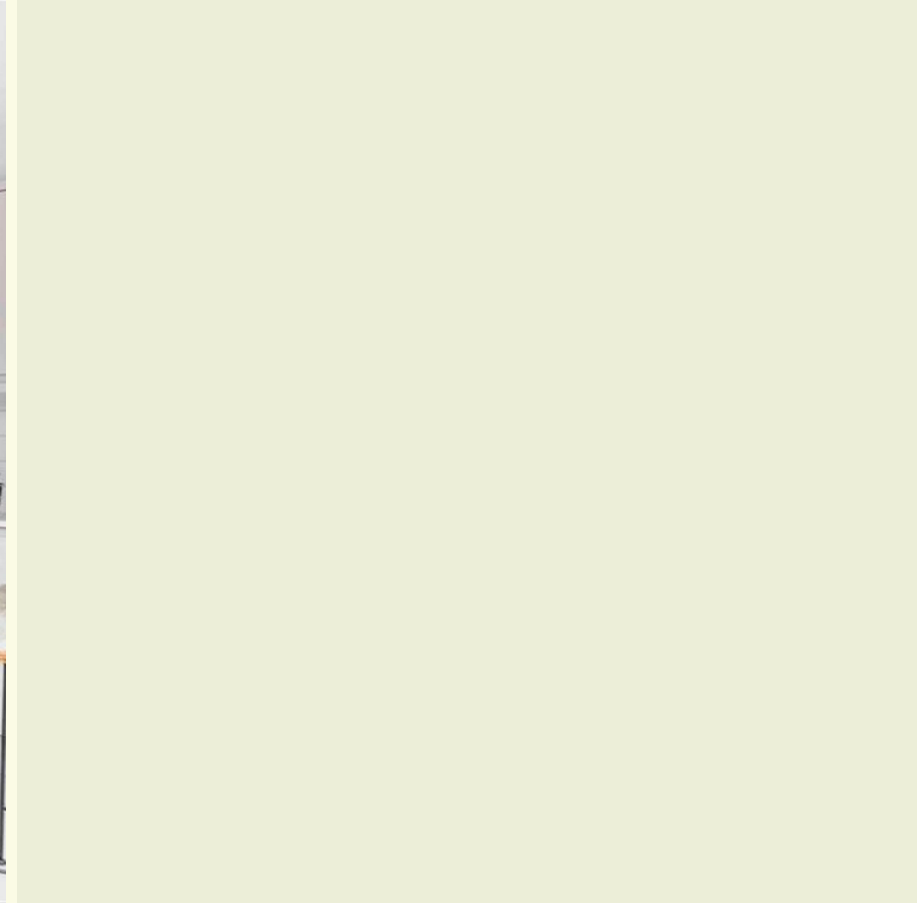
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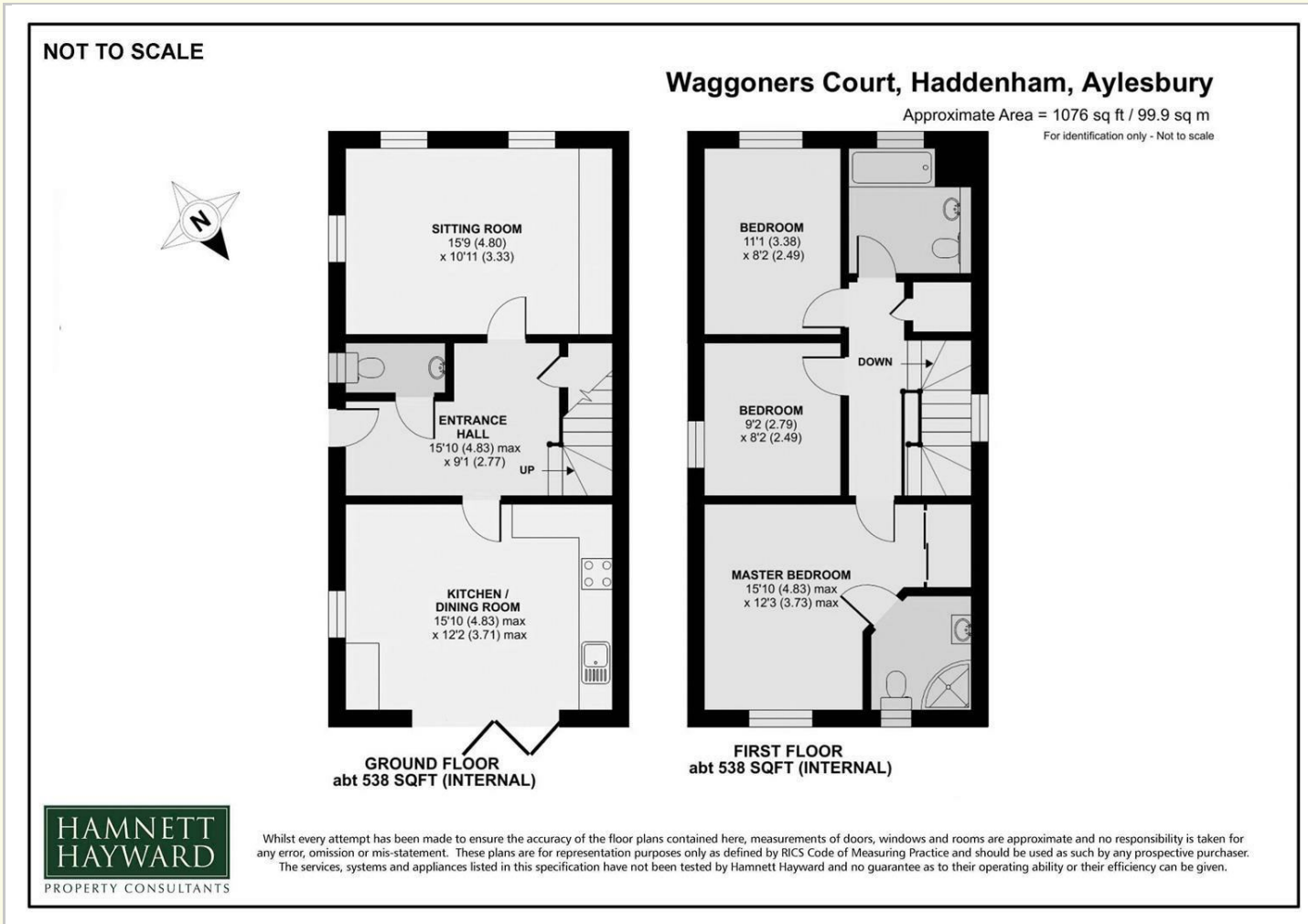
- High specification cottage style home forming part of a small cul-de-sac development
- Bespoke fitted kitchen and contemporary sanitary ware
- Secluded part Wychert walled garden with large terrace
- Off street parking for two cars
- Scope to construct car port (subject to planning)
- Finished to a high standard throughout
- Located in the conservation area just off the picturesque High Street

Situated along the High Street on this outstanding small development of modern houses in the heart of the village Conservation Area, this is a detached 3 bedroom family home constructed in 2017 with attractive landscaped gardens and driveway parking. Tucked away in a private cul-de-sac location, the property is beautifully presented, finished to a very high specification, highly energy efficient and benefits from the balance of its NHBC warranty. Downstairs, there is a welcoming entrance hall with a guest cloakroom, stairs to the first floor, understairs cupboards and a ceramic tiled floor. The kitchen is fitted with a good range of cupboards and appliances, a bespoke free standing kitchen island and newly fitted Cortizo bifold doors which open up to the fully landscaped garden with remote controlled lighting and mains powered patio heating. The good size sitting room is recently refurbished with a bespoke built-in media unit and oak flooring. There is underfloor heating to the ground floor. Upstairs, there is a master bedroom with a newly fitted deep double wardrobe and an ensuite shower room, two further double bedrooms and a fully tiled modern family bathroom. The loft is fully boarded and provides further storage. Outside, to the rear is a stunning landscaped garden part paved, part laid to lawn with raised borders, a sunken trampoline and a further paved terrace for outside dining during the warmer months. It is enclosed partly by timber fencing and partly by a characterful feature Witchert wall, the vernacular for Haddenham. To the side there are two driveway parking spaces, a smaller, gravelled, side garden with lavender bushes and a stream. Previous lapsed consent was obtained for a timber car port should covered parking be a requirement.









**ENERGY PERFORMANCE GRAPH**

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

**VIEWING**

Please contact our Thame Office on 01844 215371 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.