



**Williams**  
PROPERTIES



## Quanton Road, Waddesdon, Aylesbury

**NEW INSTRUCTION!!!** Williams are delighted to offer this newly refurbished 2 bedroom terraced property situated in the popular Waddesdon village. Close to schools and shops the property consists entrance hall, lounge with stairs to first floor, one double and one single bedroom, downstairs toilet and wet room, kitchen with white goods, dining room with patio doors to rear garden, garden with side gate access to front, garden shed, on road parking, double glazing, gas central heating. Viewing a must!! Available now!!

£925 Per month

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
89	93	88	93
Energy Efficiency Rating Legend: A: 92-100 (Very energy efficient - lower running costs) B: 81-91 C: 69-80 D: 55-68 E: 39-54 F: 21-38 G: 1-20 (Not energy efficient - higher running costs)		Environmental Impact (CO <sub>2</sub> ) Rating Legend: A: 182-191 (Very environmentally friendly - lower CO <sub>2</sub> emissions) B: 169-181 C: 154-168 D: 136-153 E: 111-135 F: 76-110 G: 51-75 (Not environmentally friendly - higher CO <sub>2</sub> emissions)	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

73 Quainton Road

Waddesdon | Aylesbury | Buckinghamshire | HP18 0LP



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.

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