



Denville Cottage 74b High  
Waddesdon | Aylesbury | Buckinghamshire | HP18 0JD



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NEW INSTRUCTION!! Williams are please to bring to market this delightful period cottage set in the highly sought after village of Waddesdon offering ample amenities including shop, cafe, eateries, public house and doctors as well as recreation grounds and access to the Waddesdon Manor grounds. The property comprises of a kitchen/diner, living room, downstairs WC, large master bedroom and one single bedroom, bathroom and off road parking. Viewing comes highly recommended. Available NOW!!

Per month £1,400 Per month

- Two Bedroom Cottage
- Kitchen / Diner
- Waddesdon School Catchment
- Sought After Village Location
- Very Good Order Throughout
- No Onward Chain
- Off Road Parking
- Viewing Highly Advised



The property is within close proximity to the village shop, post office and doctors surgery. Waddesdon Church of England School - Ofsted rated Outstanding, & Waddesdon Village Primary School are both within walking distance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02-10) A			
(11-19) B			
(20-29) C			
(30-39) D			
(40-49) E			
(50-59) F		23	33
(60-69) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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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.