

hillyards.



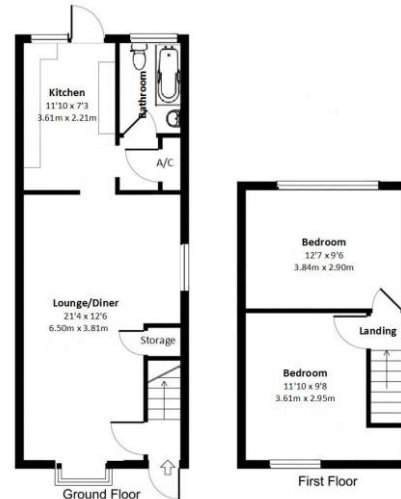
Hillyards are pleased to bring to the market this two bedroom character cottage that is being offered with no onward chain. The property is situated in the popular Buckinghamshire village of Quanton that offers excellent local schools and sit in the catchment for the much sought after Waddesdon secondary school. Accommodation consists of lounge/diner, kitchen, two double bedroom and bathroom as well as garage & driveway parking, a rear garden in excess of 100ft and countryside view to the front & rear.

£274,000

Station Road, Quanton, Buckinghamshire. HP22 4BX



Accommodation



Garden - 105'0 x 18'0 (approx)

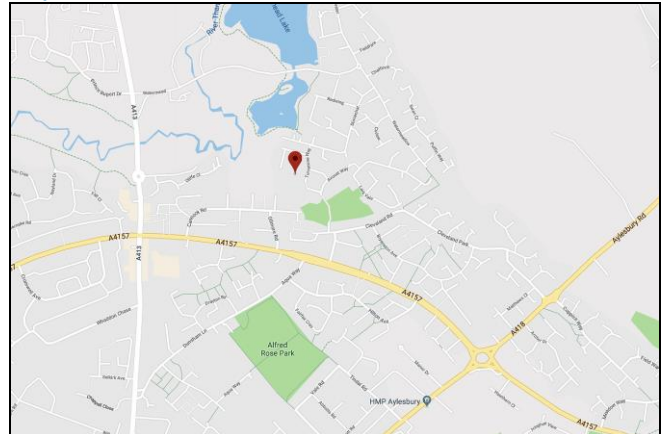
There is a fully enclosed rear garden offering a good degree of privacy and backing on to paddocks.

Garage & Driveway Parking

There is a single garage located to the rear of the property with driveway parking in front.

Property Information

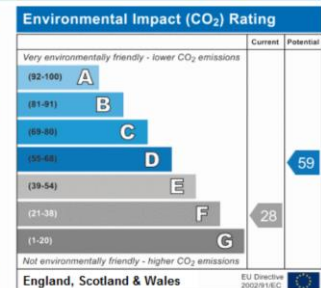
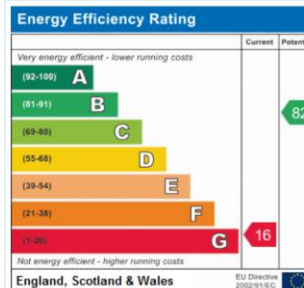
Map



Council Tax Band

C (approximately £1296.00 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.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

Floor plan: Not to scale, for illustrative purposes only.