



## QUAINTON, BUCKINGHAMSHIRE

A three bedroom family semi with fantastic gardens in this sought after Buckinghamshire village within the catchment for Waddesdon Secondary School.



**18 Upper Street, Quainton, Bucks, HP22 4AY**



**A much improved three bedroom family semi detached home in a quiet location within the sought after of village of Quainton.**

**The village of Quainton has local shops and facilities, a renowned renowned junior school and is also in the catchment for the C of E secondary school in Waddesdon.**

**Quainton provides easy access to all the areas major centres including Milton Keynes, Buckingham, Bicester and Oxford. There is a railway link at nearby Aylesbury Parkway which is only a few minutes drive away and offers a commuter service to London Marylebone. Junction 9 of the M40 is available at Bicester.**

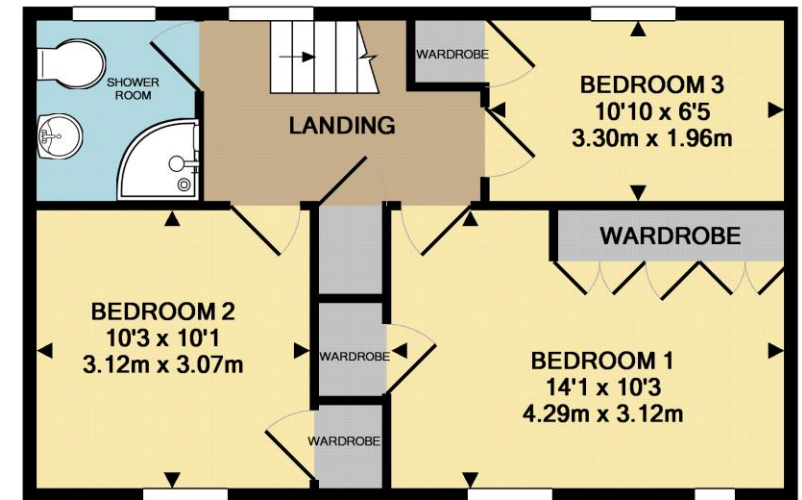
**\* ATTRACTIVE ELEVATIONS\* SEALED UNIT DOUBLE GLAZING THROUGHOUT \* FULL OIL FIRED HEATING TO RADIATORS \* RECEPTION HALL \* CLOAKROOM WITH WHITE SUITE \* DOUBLE ASPECT SITTING ROOM WITH FEATURE WOOD BURNING STOVE \* KITCHEN/DINING ROOM WITH AGA COOKER (SERVING HEATING AND HOT WATER SYSTEMS) \* LARGE GARDEN ROOM \* LANDING \* THREE BEDROOMS \* FAMILY SHOWER ROOM WITH WHITE SUITE \* BEAUTIFUL LANDSCAPED FRONT GARDEN WITH SEATING AREA AND MATURE PLANTING \* LARGE REAR GARDEN WITH RECENTLY LAID PATIO AREA \* PRIVATE GRAVELLED PARKING FOR SEVERAL CARS \***

**FREEHOLD PRICE GUIDE**  
**£342,000**





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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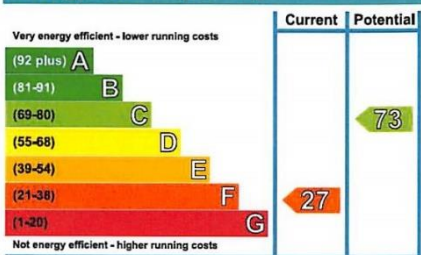
**VIEWING** Strictly by appointment through the Owners Agents, Martin Kemp Property Services, who will be pleased to accompany you over the property.

**None of the statements contained in these particulars in respect of this property are to be relied on as statements of representation of fact and are made without responsibility on the part of Ceruna Ltd t/as Martin Kemp Property Services and the vendor.**  
**None of the appliances in the property have been tested.**

**NOTICE** Although these particulars are intended to give a fair description of this property, they do not constitute an offer or contract. The Vendor, the Agent, **CERUNA LTD T/A MARTIN KEMP PROPERTY SERVICES** and persons in the AGENTS employment do not give any warranty whatsoever in relation to this property. The accuracy of these particulars should be verified by any purchaser who should inspect the property prior to making any offer to purchase or take a lease of the property. All negotiations must be conducted through the **MARTIN KEMP PROPERTY SERVICES** office at Aylesbury. RS/CL/10380



#### Energy Efficiency Rating



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