

3 Bedroom  
Detached Bungalow  
In need of modernisation  
**VILLAGE LOCATION**

4 Cuddington Road, Dinton HP18 0AB



**£575,000**

TO ARRANGE A VIEWING CONTACT  
[WESOLDIT.CO.UK](http://WESOLDIT.CO.UK) ON [HELLO@WESOLDIT.CO.UK](mailto:HELLO@WESOLDIT.CO.UK)



# LOCATION

Nestled between the idyllic Buckinghamshire villages of Cuddington and Dinton on the outskirts of Aylesbury this detached bungalow enjoys far reaching views of open countryside toward Eythrope and Waddesdon the village of Cuddington is situated just 1.5 miles away providing amenities such as a Shop/post office, hairdressing salon, local Pub,

## THIS HOME FEATURES

OFFERED WITH  
NO UPPER CHAIN  
IN NEED OF  
MODERNISATION  
POTENTIAL FOR EXTENSION  
THREE BEDROOMS  
0.23 ACRE PLOT  
DOUBLE GARAGE

village hall, tennis courts, play park and cricket and football pitches. Situated less than 4 miles from Haddenham & Thame Parkway Station connecting to London Marylebone in 42 minutes. Surrounded by open countryside the area provides access to ample walks, trails, footpaths and bridleways.

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# LIVING AREA

## 3 BEDROOMS

*Three double bedrooms.*

## BATHROOM

*Bathroom comprising corner bath, pedestal wash hand basin. Separate WC*

## RECEPTIONS

*Open plan living and dining room which opens into the kitchen area.*

## OUTSIDE

*The rear garden comprises a substantial lawn area, border flower beds, driveway to garage. The total plot occupies is approximately 0.23miles in total.*

## PARKING

*In/Out driveway accessed via remote operated electric gates. Driveway to side leading to double garage with power and lighting.*



# PROPERTY SUMMARY

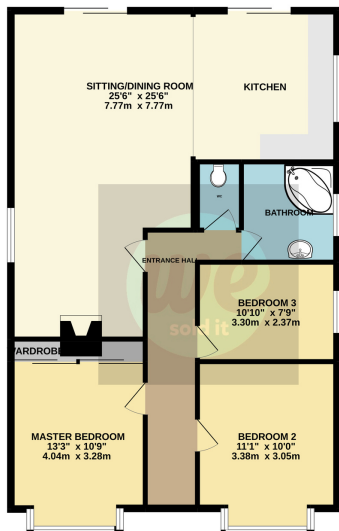
An opportunity to acquire this 1930's detached bungalow requiring updating and offering scope for modernisation and extension. Occupying approximately 0.23 Acres and offered to the market place with no upper chain the property comprises three bedrooms, bathroom, WC, open plan living/dining area and kitchen. Benefitting from an In/Out Driveway with remote operated gates, substantial rear enclosed garden comprising raised lawn area, driveway leading to double garage with power and lighting.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	53   D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
1006 sq.ft. (93.5 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The correct, current and applicable dimensions of the property can be obtained from the seller or the estate agent.



# VIEWINGS

Strictly by appointment with  
 WeSoldIt.co.uk

*MONEY LAUNDERING REGULATIONS 2017* intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

*THE CONSUMER PROTECTION REGULATIONS 2008* We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

