

3 Bedroom
Semi-Detached
Family Home

NO ONWARD CHAIN

22 Eythrope Road
Stone, Bucks HP17 8PG



£400,000

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Eythrope is a small village located near Aylesbury in Buckinghamshire, England. It is situated within the civil parish of Stone and lies approximately 3 miles northwest of Aylesbury town centre. The village is known for its picturesque rural setting, characterized by rolling countryside, farmland, and charming cottages. Eythrope is surrounded by beautiful natural landscapes, offering residents a peaceful

THIS HOME FEATURES

BACKING ONTO OPEN
COUNTRYSIDE
THREE BEDROOMS
LOUNGE/DINER
MODERN FITTED KITCHEN
GUEST CLOAKROOM
FAMILY BATHROOM

Eythrope is surrounded by beautiful natural landscapes, offering residents a peaceful and idyllic lifestyle. Despite its rural setting, Eythrope enjoys convenient access to nearby amenities and transport links, making it an attractive location for those seeking a quiet retreat within easy reach of urban conveniences.

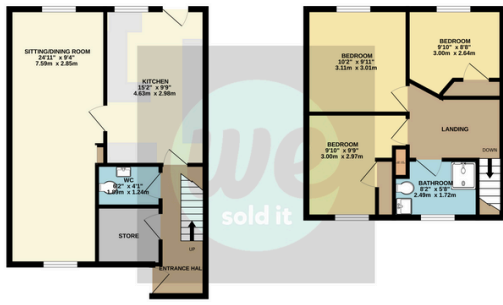
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PROPERTY SUMMARY

Nestled in the charming village of Stone, Eythrope Road presents an idyllic setting for family living. This three-bedroom semi-detached home offers breathtaking views across the picturesque Vale of Aylesbury, providing a serene backdrop to everyday life. The property boasts modern amenities, including a well-appointed kitchen, spacious lounge/diner, convenient cloakroom, and ample storage space. Upstairs, three inviting bedrooms and a family bathroom await, ensuring comfort and functionality for all. Outside, a rear garden overlooking open countryside offers a peaceful retreat, while a driveway provides convenient off-road parking. Experience countryside living at its finest in this delightful family home.





TOTAL FLOOR AREA: 882 sq ft (81.9 sq m) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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 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.

