



8 Warren close
Stone, Buckinghamshire

TIM RUSS
& COMPANY



8 Warren Close
Stone
Buckinghamshire HP17 8YL

A modern three bedroom detached house with a recent addition of a useful conservatory. Set in a delightful cul-de-sac, featuring a pretty rear garden.

£395,000



The Property

An extremely well presented modern three bedroom detached house, set in a pleasant cul-de-sac in this popular village. Set between the market towns of Thame and Aylesbury. The property has recently had the addition of a brick and double glazed conservatory, taking full advantage of the private and pretty rear garden. In brief the accommodation comprises: - entrance hall, cloakroom, sitting room with feature gas fire, dining area with access to a conservatory, superbly fitted kitchen complimented by a utility room. On the first floor the main bedroom features an en-suite shower room, the two further bedrooms are served by the family bathroom.

Outside

To the front of the property is a long driveway providing ample parking facilities leading to a single garage. There is an area of lawn with hedging to the boundaries, side access gate to the rear garden and footpath leading to the front door. To the rear of the property the private and pretty garden is undoubtedly a fine feature, with a patio area leading onto an area of lawn with extensive flower bed borders, enclosed by fencing and high hedging. Wooden shed.



Location

The village of Stone is situated between the market towns of Thame and Aylesbury both of which can be reached in approximately 10 minutes by car. Stone has a village shop & post office, petrol station, primary school and a selection of public houses/restaurants. Public transport links in the village are also good with regular buses to Aylesbury, Thame and Oxford. For the commuter, Haddenham and Thame Parkway provides a regular service to London, Marylebone (around 40 minutes) and Junctions 7 & 8 of the M40 provide good access to London Heathrow and Birmingham Airports.

Directions

From our office in Haddenham turn right onto Banks Road and left at the double roundabout into Churchway. Proceed along Churchway to the A418 and turn right. Follow the A418 for approximately 2 miles. Just before the main roundabout turn right onto Warren Close, where the property is situated towards the end of the cul-de-sac on the right hand side.

Viewings

Strictly by appointment only.



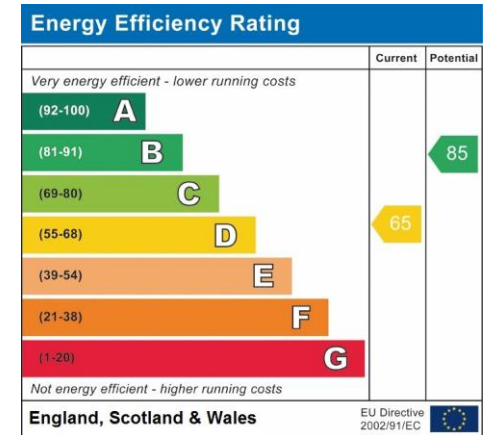
Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

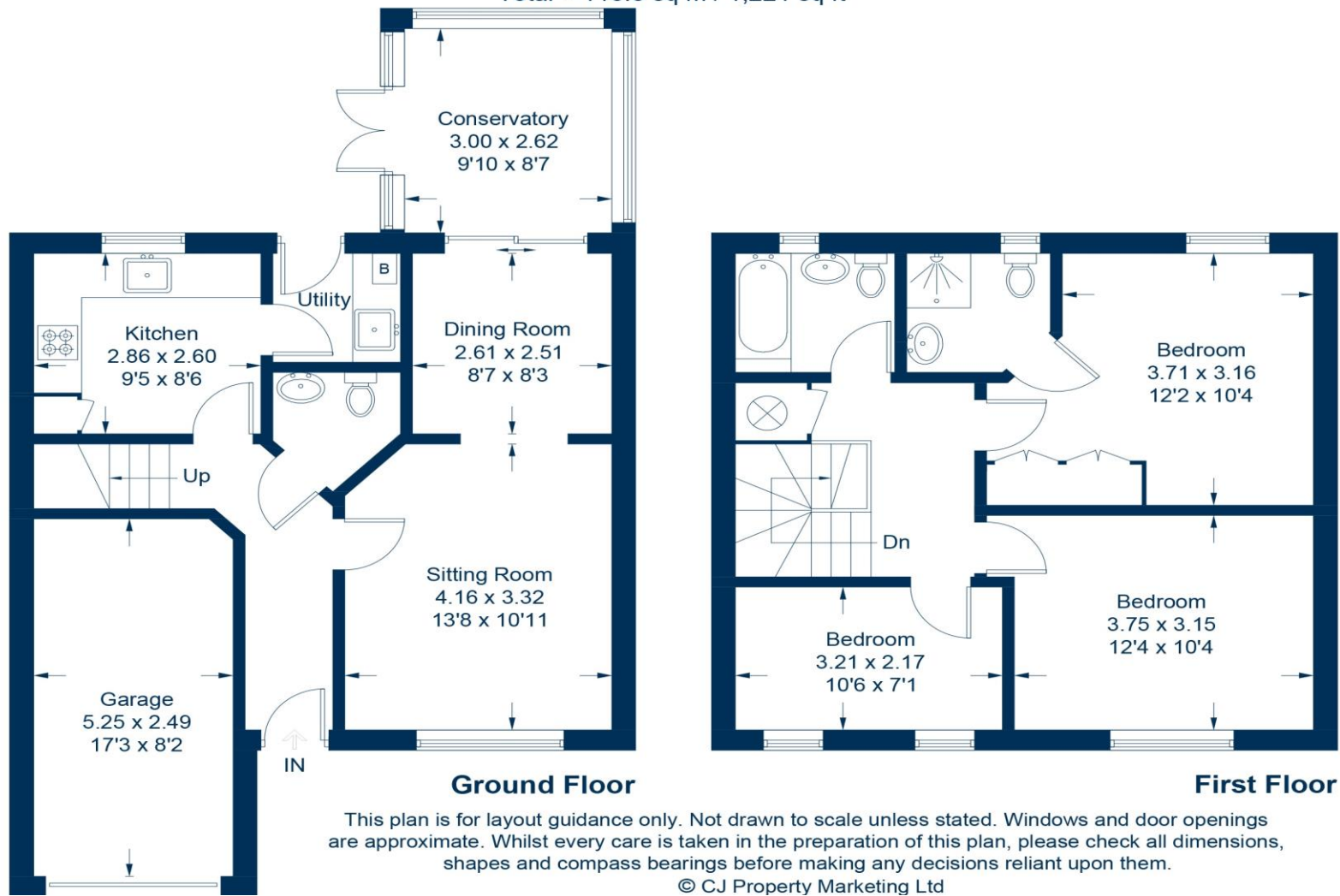
Additional Information

- **Council Tax Band - E**
- **EPC Rating - D**
- **Services - Mains electricity, water, drainage and Gas fired central heating**
- **Local Authority - A.V.D.C**
- **Tenure - FREEHOLD**

Ref: HAD/382



Approximate Gross Internal Area
 Ground Floor = 51.2 sq m / 551 sq ft
 First Floor = 49.0 sq m / 527 sq ft
 Garage = 13.3 sq m / 143 sq ft
 Total = 113.5 sq m / 1,221 sq ft



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