



Not for marketing purposes INTERNAL USE ONLY

St. Johns Drive
Stone Aylesbury



Property Description

Connells are delighted to offer to the market this very well-presented detached family home to the market that is situated on a quiet cul-de-sac in the popular village of Stone. The property briefly comprises of three reception rooms, a modern fitted kitchen with separate utility room, four well-proportioned bedrooms and a family bathroom. Benefits include an additional study room, two en-suite bathrooms, a guest cloakroom, a double garage with driveway as well as a well-maintained rear garden.

The ideal family home, the property is conveniently located with access to several transport links including bus routes to Aylesbury, Thame and Oxford, rail links to London are provided by both Aylesbury and Haddenham train stations as well as easy access to M40 motorway via Thame. Stone village offers excellent local amenities including pubs and restaurant, village store, petrol station as well as being walking distance to Eythrope and Waddesdon country estates, originally built by the Rothschild family provide beautiful walks and recreational space.

Nearest towns are Aylesbury, the county town of Buckinghamshire and Thame which is a picturesque Oxfordshire market town.

For more information or to arrange a viewing, please contact Connells today.

Entrance Hall

Door to front aspect, radiator, stairs to first floor landing.

Living Room

18' 6" x 10' 5" (5.64m x 3.17m)

Patio doors to rear aspect, feature fire place, radiator, television point, telephone point.

Dining Room

11' 11" x 8' 7" (3.63m x 2.62m)

Window to rear aspect, radiator.

Study / Office

8' x 7' 4" (2.44m x 2.24m)

Window to front aspect, radiator.

Kitchen

11' 11" x 7' 11" (3.63m x 2.41m)

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, integrated electric eye level oven, gas hob with extractor hood, integrated dishwasher and fridge/freezer, breakfast bar.

Utility Room

7' 10" x 5' 10" (2.39m x 1.78m)

Wall and base units with work surfaces to complement, plumbing for washing machine, door to rear garden.

Cloakroom

WC, wash hand basin, radiator.

First Floor Landing

Stairs from entrance hall, storage cupboard.

Bedroom One

15' x 10' 5" (4.57m x 3.17m)

Window to front aspect, radiator, built in wardrobes, door to en-suite.

En-Suite

Window to front aspect, shower cubicle, WC, wash hand basin, heated hand towel rail.

Bedroom Two

11' 2" x 8' 8" (3.40m x 2.64m)

Window to rear aspect, radiator, built in wardrobes, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, heated hand towel rail.

Bedroom Three

9' 10" x 6' 11" (3.00m x 2.11m)

Window to front aspect, radiator.

Bedroom Four

8' 4" x 8' 1" (2.54m x 2.46m)

Window to rear aspect, built in wardrobes, radiator.

Bathroom

Window to side aspect, bath with mixer tap with shower attachment, WC, wash hand basin.

Front Garden

Paved driveway for two cars.

Garage

16' 9" x 16' 11" (5.11m x 5.16m)

Two up and over doors.

Rear Garden

Paved patio area, side access, fence enclosed, laid lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01296 395710
E fairfordleys@connells.co.uk

6 Hampden Square
 AYLESBURY HP19 7HT

EPC Rating: D

Tenure: Freehold

[check out more properties at connells.co.uk](http://connells.co.uk)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEY304032 - 0003