



**Connells**

Church Way  
Stone Aylesbury





## Property Description

Connells delighted to bring this well-presented detached house to the market that is situated within the village of Stone. The property offers up generous living space with two reception rooms, a large modern kitchen, four well-proportioned bedrooms and a family bathroom. Benefits include an additional downstairs shower room, vast outdoor picturesque space around the house, a large south-west facing landscaped rear garden with patio area, as well as off-street parking for several cars and a garage with electrics.

The property is conveniently located with access to several links including a main line station to London Marylebone which can be found in Aylesbury or Haddenham as well as the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

The village offers a full range of amenities including a recreation ground, primary school, church, eateries and a Co-Operative village store with a Post Office. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools.

Viewing is highly recommended.

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

## Entrance Hall

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

## Shower Room

Window to side aspect, WC, wash hand basin, shower cubicle.

## Dining Room

9' 11" x 7' 5" ( 3.02m x 2.26m )

Window to front aspect, radiator.

## Sitting Room

23' 4" MAX x 12' 2" MAX ( 7.11m MAX x 3.71m MAX )

Windows to rear and side aspect, gas fire place, television point, telephone point, radiator, patio doors to rear garden.

## Kitchen

17' 3" x 11' 5" ( 5.26m x 3.48m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to front aspect, stainless steel sink with drainer, electric oven with extractor hood, double electric oven, understairs storage, storage cupboard/pantry, plumbing for washing machine/dishwasher, space for fridge/freezer, radiator, door to rear garden.

## First Floor Landing

Stairs from entrance hall, window to side aspect, loft access, airing cupboard.

## Bedroom One

12' 6" x 10' ( 3.81m x 3.05m )

Window to front aspect, radiator, built in wardrobe.

### Bedroom Two

10' 2" x 12' 1" ( 3.10m x 3.68m )

Window to rear aspect, radiator, built in wardrobe.

### Bedroom Three

12' 2" x 9' 11" ( 3.71m x 3.02m )

Window to rear aspect, radiator, built in wardrobe.

### Bedroom Four / Study

6' 5" x 8' ( 1.96m x 2.44m )

Window to front aspect, radiator.

### Bathroom

Window to side aspect, corner bath with overhead shower, WC, wash hand basin, radiator.

### Outside

#### Front Garden

Driveway for several cars, lawn area.

#### Garage

Single garage with up and over door, electrics and lighting, door to rear garden.

#### Rear Garden

South-west facing, large patio area with side access, raised lawn area with shed.



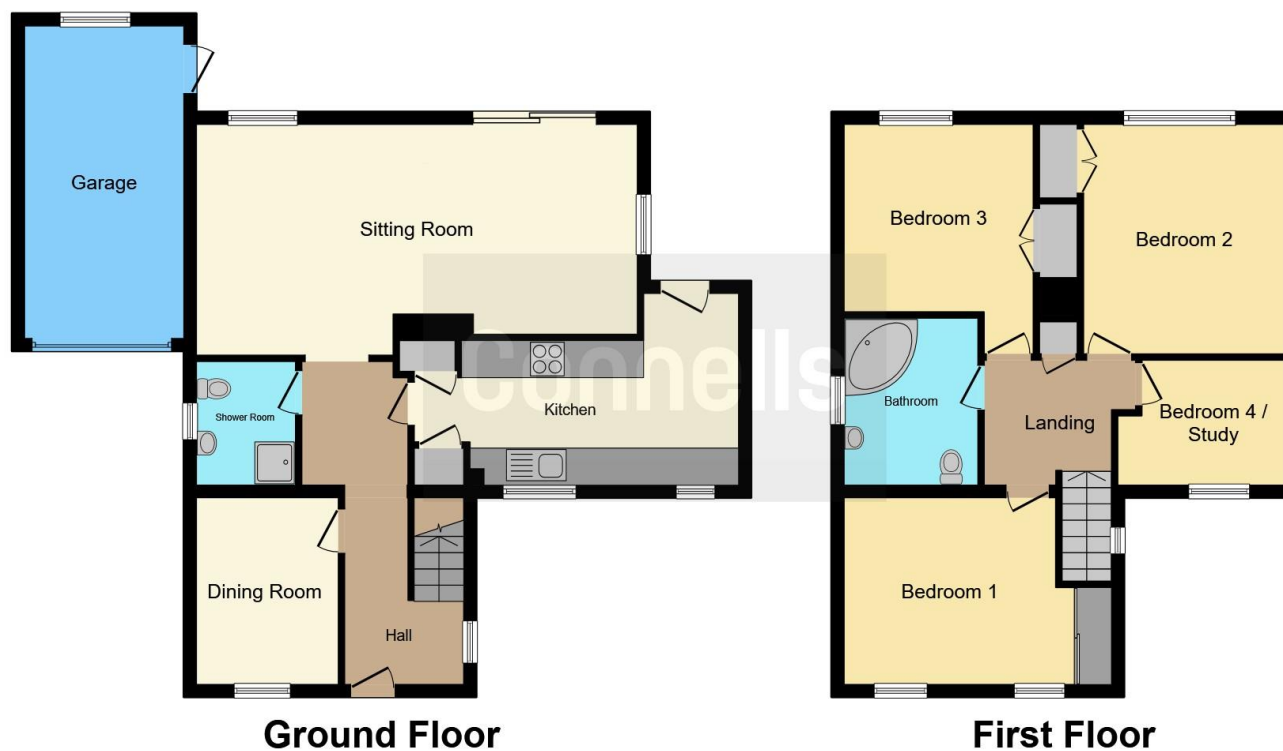












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304062](http://connells.co.uk/Property/LEY304062)**



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