



Connells

Eythrope Road
Stone Aylesbury



Property Description

Connells are delighted to bring this well-presented semi-detached home to the market that is situated within the popular village of Stone with its views over the Vale of Aylesbury. The property briefly comprises of a sizeable reception room, a modern fitted kitchen, three double bedrooms and a family shower room. Benefits include a cloakroom, a separate storage/utility room, an easily maintainable rear garden that backs on to open countryside as well as off-street parking for several cars.

An ideal family home the property is conveniently located with easy 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 access to M40 motorway via Thame. There are a variety of local amenities and eateries within Stone village, Eythrope and Waddesdon country estates are within walking distance. Aylesbury, Buckinghamshire and Thame town centres are also just a short drive away providing further amenities, eateries, entertainment and recreational facilities.

Viewing is highly recommended.

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

Entrance Hall

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

Sitting Room

24' 11" x 9' 4" (7.59m x 2.84m)

Windows to front and rear aspect, radiator, television point, telephone point.

Kitchen

15' 2" x 9' 9" (4.62m x 2.97m)

Fitted kitchen comprised of wall and base units with work surfaces to complement, window to rear aspect, sink with drainer, electric oven and hob with splash back and extractor hood, plumbing for dishwasher and washing machine, space for fridge/freezer, breakfast bar, television point, door to rear garden.

Utility / Storage Room

5' 8" x 5' 5" (1.73m x 1.65m)

Window to front aspect.

Cloakroom

WC, wash hand basin, heated and hand towel rail.

First Floor Landing

Bedroom One

10' 2" x 9' 11" (3.10m x 3.02m)

Window to rear aspect, built in wardrobes, television point, radiator.

Bedroom Two

9' 10" x 8' 8" (3.00m x 2.64m)

Window to rear aspect, built in wardrobes,

television point, radiator.

Bedroom Three

9' 9" x 9' 10" (2.97m x 3.00m)

Window to front aspect, built in wardrobes, television point, radiator.

Bathroom

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

Outside

Front Garden

Driveway for several cars.

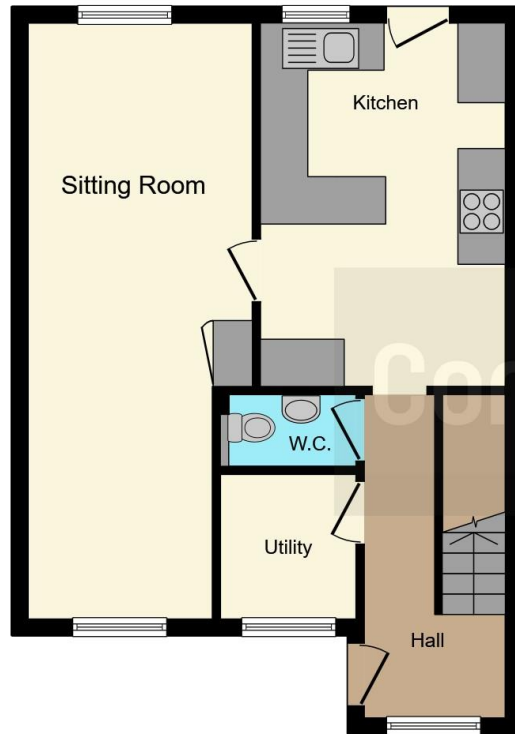
Rear Garden

Paved patio area, laid lawn, views overlooking countryside.

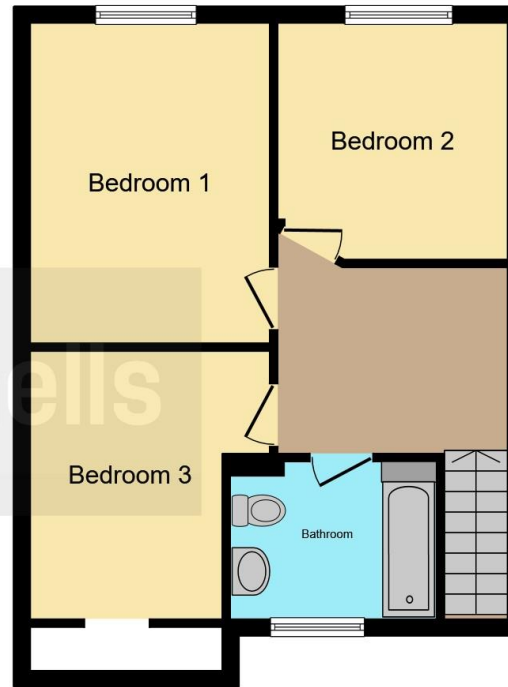








Ground Floor



First Floor

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

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EPC Rating: D

view this property online connells.co.uk/Property/LEY304118

Tenure: Freehold



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