



**Connells**

Chesterfield Close  
Stone Aylesbury



# Chesterfield Close Stone Aylesbury HP17 8PY

for sale offers in excess of  
**£750,000**



## Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are pleased to bring this rarely available beautifully presented, five bedroom detached house to the market that is located in a highly sought after village location, on a quiet cul-de-sac in Stone. This property is in excellent condition throughout and comprises of five double bedrooms with built in wardrobes, four reception rooms, as well as a family sized modern fitted kitchen and bathroom.

Oozing with curb appeal, this property benefits from a block paved driveway, a feature entrance hall, a double garage with power and lighting, a downstairs WC as well as a south-east facing expansive manicured rear garden that is ideal for outdoor dining and entertainment purposes. Further benefits include two en-suites to the main bedrooms, a utility room as well the potential for extension (STPP), making this property the ideal forever home.

There are a variety of well-regarded nurseries, primary schools and secondary schools within proximity, as well as being conveniently located with access to several transport links including bus services into and out of Aylesbury as well as easy access to the A41 and A418.

This property is close by to a variety of different shops and amenities as well as being a short distance away from the vibrant Aylesbury Town Centre that provides numerous shops, eateries, recreational and entertainment facilities.

Viewing is highly recommended.

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

## Entrance Hall

Door to front aspect, two windows to front aspect, stairs to first floor landing, under-stairs storage, solid oak wood flooring.

## Cloakroom

Window to front aspect, WC, wash hand basin.

## Lounge

18' x 13' 1" ( 5.49m x 3.99m )

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

## Dining Room

13' 1" x 10' 5" ( 3.99m x 3.17m )

Window to rear aspect, radiator.

## Reception Room

10' 10" x 9' 7" ( 3.30m x 2.92m )

Window to front aspect, radiator.

## Kitchen

16' 8" x 11' 11" ( 5.08m x 3.63m )

Fitted kitchen comprised of wall and base

units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven and hob with extractor hood, integrated dishwasher, space for fridge/freezer.

### Utility Room

5' 8" x 7' 9" ( 1.73m x 2.36m )

Comprised of wall and base units with work surfaces to complement, sink with drainer, wall mounted boiler, plumbing for washing machine, door to rear garden.

### Study

12' 3" x 8' 9" ( 3.73m x 2.67m )

Window to front aspect, radiator.

### First Floor Landing

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

### Bedroom One

12' 6" x 11' 11" ( 3.81m x 3.63m )

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

### En-Suite

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

### Bedroom Two

10' 11" x 13' 8" ( 3.33m x 4.17m )

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

### En-Suite

Shower cubicle, WC, wash hand basin.

### Bedroom Three

12' x 9' 1" ( 3.66m x 2.77m )

Window to rear aspect, built in wardrobes, radiator.

### Bedroom Four

11' x 12' 2" ( 3.35m x 3.71m )

Window to rear aspect, built in wardrobes, radiator.

### Bedroom Five

12' x 8' 11" ( 3.66m x 2.72m )

Window to front aspect, built in wardrobes, radiator.

### Bathroom

Window to front aspect, bath with mixer taps, shower cubicle, WC, wash hand basin.

### Outside

### Front Garden

Paved driveway for several cars.

### Double Garage

20' 3" x 16' 11" ( 6.17m x 5.16m )

Up and over doors, power & lighting.

### Rear Garden

South East facing, side access, paved patio area, 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](http://www.focalagent.com)

To view this property please contact Connells on

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6 Hampden Square  
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EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304354](http://connells.co.uk/Property/LEY304354)**



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