



Connells

The Spiert
Stone Aylesbury

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Stone Aylesbury HP17 8NJ

for sale offers in excess of
£500,000



Property Description

**** NO UPPER CHAIN ****

Connells delighted to bring this well-presented detached house to the market that is situated in the sought after village of Stone. The property offers up generous living space with a sizeable reception room, a modern integrated fitted kitchen, four well-proportioned bedrooms and a family bathroom suite. Benefits include an en-suite to the master bedroom, a downstairs cloakroom, off-street driveway parking, a garage and a well-maintained mature rear garden.

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 side aspect, stairs to first floor landing, under-stairs storage, radiator.

Cloakroom

Window to side aspect, WC, wash hand basin, radiator.

Living/Dining Room

19' 11" x 19' 3" +Door Recess (6.07m x 5.87m +Door Recess)

Window to rear aspect, patio doors to rear garden, television point, telephone point, radiators.

Kitchen

16' 10" +Door Recess x 10' 5" (5.13m +Door Recess x 3.17m)

Modern fitted kitchen comprised of wall and base units with work surfaces to complement, window to front aspect, sink with drainer, eye level double electric oven, electric hob with extractor hood and splashback, integrated washing machine, dishwasher and fridge/freezer, door to rear garden, space for dining area.

First Floor Landing

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

Bedroom One

13' 2" MAX x 9' 11" (4.01m MAX x 3.02m)

Window to front aspect, radiator, door to en-suite.

En-Suite

Shower cubicle, vanity wash hand basin, radiator.

Bedroom Two

11' 1" MAX x 9' 11" MAX (3.38m MAX x 3.02m MAX)

Window to rear aspect, built in wardrobes, radiator.

Bedroom Three

8' 10" x 10' 3" (2.69m x 3.12m)

Window to front aspect, fitted wardrobe, radiator.

Bedroom Four

9' 7" x 6' 4" MAX (2.92m x 1.93m MAX)

Window to rear aspect, radiator.

Bathroom

Window to rear aspect, corner bath with shower over, WC, wash hand basin, radiator.

Outside

Front Garden

Paved driveway for several cars, garage access, laid lawn, shrubberies.

Garage

Up and over door, door to rear garden.

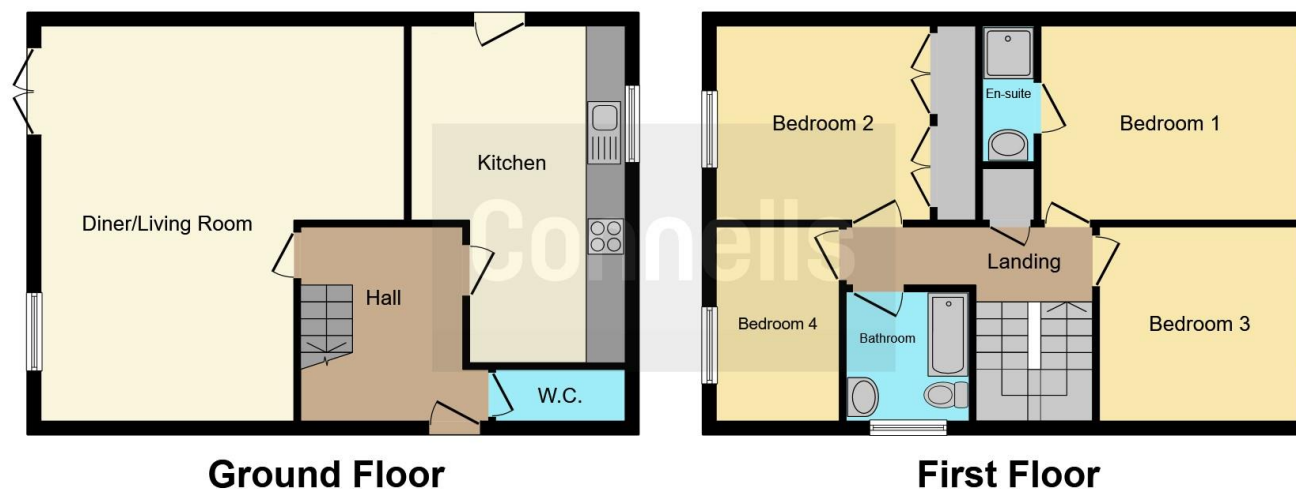
Rear Garden

Enclosed mature rear garden, laid lawn, patio area, shrubberies and trees, garage access.









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

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304260



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