



Connells

Eythrope Road
Stone Aylesbury

Eythrope Road
Stone Aylesbury HP17 8PH

for sale offers in excess of
£325,000



Property Description

**** NO UPPER CHAIN **** Connells are delighted to bring this immaculately presented, Victorian end-terraced cottage to the market that is situated within the popular village of Stone with its views over the Vale of Aylesbury. The property has been professionally redecorated throughout and briefly comprises of a sizeable through lounge with log burner and a bespoke oak staircase with glass balustrade, a modern fitted kitchen, two double bedrooms with built in wardrobes and a modern family bathroom. The property has been maintained and updated throughout by the current vendors and benefits from a landscape rear garden, off-street parking to the front and rear of the property, a garage with electrics, insulated flooring and door with a four-way security locking system. Further benefits include Nest smart heating, external security cameras as well as holding the potential to extend (STPP). Ideal for first time buyers or investors 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, recreational facilities.

Entrance Porch

Door to front aspect, Victorian style tiling, window to side aspect, door to living room.

Living / Dining Room

22' 3" x 10' 6" (6.78m x 3.20m)

Window to front aspect, open plan log burner fire place, television point, telephone point, stairs to first floor landing, radiators.

Kitchen

13' 3" x 10' 8" (4.04m x 3.25m)

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, skylights, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, radiator, door to rear garden.

Bathroom

Window to rear aspect, bath with mixer taps and overhead shower, WC, wash hand basin, hand towel rail.

First Floor Landing

Bedroom One

10' 4" x 9' 8" (3.15m x 2.95m)

Window to front aspect, built in wardrobes, radiator.

Bedroom Two

11' 8" x 7' 5" (3.56m x 2.26m)

Window to rear aspect, built in wardrobes,

radiator.

Outside

Front Garden

Victorian pathway to entrance porch,
driveway parking for one car.

Rear Garden

Patio area, laid lawn, access to garage, rear
access.

Garage

Up and over door, doors to rear garden,
windows to front, electric and insulated
flooring, additional parking to front of garage.









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: D Council Tax
 Band: C

Tenure: Freehold

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