



**Connells**

Whitechurch Close  
Stone Aylesbury



# Whitechurch Close Stone Aylesbury HP17 8YA

for sale  
**£325,000**



## Property Description

**\*\* PROFESSIONAL PHOTOS TO FOLLOW \*\***

Connells are delighted to bring this immaculate end-terraced house to the market that is nestled in the sought-after village location of Stone, offering a perfect blend of modern living and countryside charm. The property features a bright and spacious open-plan reception room, complemented by a modern fitted kitchen ideal for contemporary lifestyles. Upstairs, you'll find two generously sized double bedrooms and a stylish family bathroom, while a convenient downstairs cloakroom adds practicality. Outside, there are two allocated parking spaces, and the home boasts potential to extend (STPP) for those looking to create additional space. Surrounded by beautiful countryside and benefiting from excellent school catchments, this property is an exceptional opportunity for families and professionals alike.

Ideally situated in the picturesque rural village of Stone, nestled within the Haddenham & Stone ward. Stone offers a serene, larger rural setting with close proximity to Aylesbury (just a few miles away), blending the calm of countryside life with convenient access to town amenities.

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

## Entrance Hall

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

## Cloakroom

WC, vanity wash hand basin, heated towel rail.

## Living Roomn / Kitchen

24' + Door Recess x 13' 6" MAX ( 7.32m + Door Recess x 4.11m MAX )

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

radiator.

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, electric oven and hob, plumbing for washing machine, integrated fridge/freezer, radiator, breakfast bar.

## First Floor Landing

Stairs from entrance hall, access to mainly boarded loft with lighting.

## Bedroom One

13' 7" MAX x 8' 8" MAX ( 4.14m MAX x 2.64m MAX )

Two windows to front aspect, radiator.

## Bedroom Two

13' 7" MAX x 8' 1" MAX ( 4.14m MAX x 2.46m MAX )

Window to rear aspect, radiator.

## Bathroom

Bath with mixer taps and overhead shower, vanity wash hand basin, WC, heated towel rail.

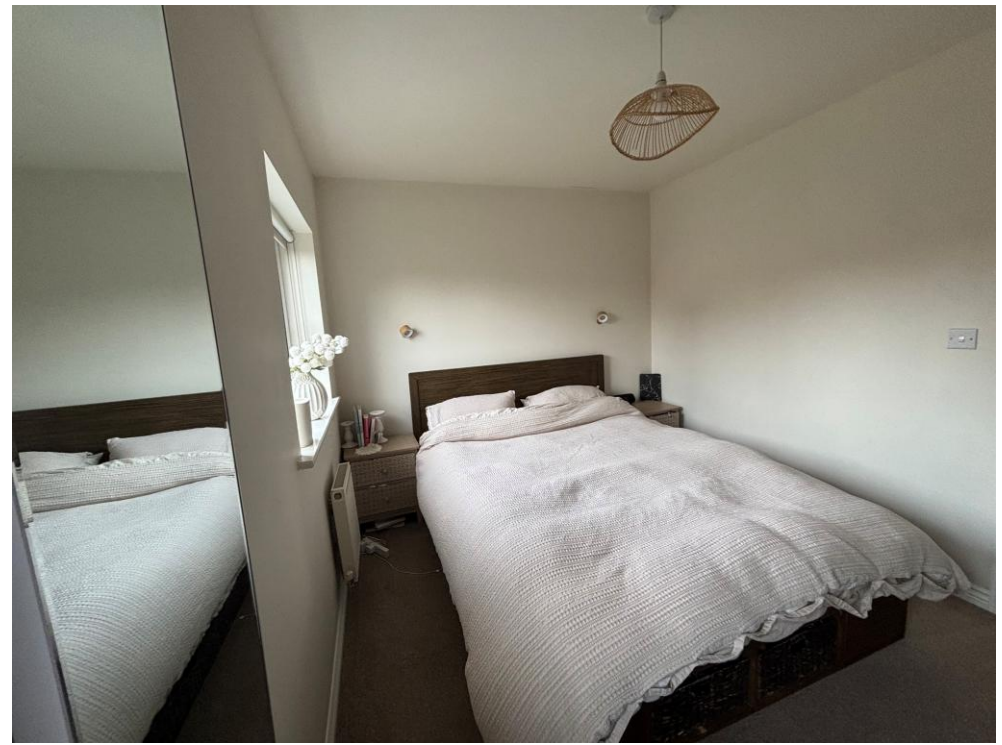
## Outside

## Front Garden

Two allocated off-street parking spaces.

## Rear Garden

Enclosed rear garden, paved patio area, pergola, raised laid lawn, side access.







To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY303611](https://www.connells.co.uk/Property/LEY303611)**



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Property Ref: LEY303611 - 0002