

Oxford Road

Stone | Aylesbury | Buckinghamshire | HP17 8PB

** Viewings start from 8th June 2024 ** Welcome to this charming period semidetached house located on Oxford Road in the village of Stone, Aylesbury. The period charm of this property adds character and a sense of history, making it a truly unique find. Accommodation benefits from four reception rooms, kitchen, utility, downstairs wc, four bedrooms and family bathroom. Outside there is an enclosed rear garden, garage & driveway parking.

Price £565,000

- Village Location
- Garage & Driveway Parking
- Good Size Rear Garden
- Four Bedroom HouseMultiple Reception Rooms
- Walking Distance To School

Stone

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. For those wishing to commute to the City, a main line station to London Marylebone can be found in Aylesbury or Haddenham and has a journey time of approx. 55 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

Council Tax Band E

Local Authority Buckinghamshire Council

Services All main services available

Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor and doors to the living room, dining room, breakfast room and wc.

Living Room

Living room consists of a window to the front, wood flooring, feature fireplace, radiator and space for a sofa set and other furniture.

wc

Comprising of a hand wash basin and wc.









The property is located in the village of Stone, situated approximately 2.6 miles from the centre of Aylesbury. The village offers residents amenities including primary schooling, a public house and a convenience store. There are excellent road links with the A418 passing through directly into Oxford.











Dining Room

Dining room consists of a window to the rear aspect, wood flooring, radiator and space for a dining table set. Door to the office and opening into the breakfast room.

Breakfast Room

Breakfast room consists of a window to the side aspect, wood flooring, radiator and door to the kitchen. Space for a range of furniture.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap and window over, space for a freestanding cooker, overhead extractor and splashback, integrated fridge/freezer and a door to the rear garden.

Utility

Utility has space and plumbing for washing machine and tumble dryer.

Office

Office consists of wood effect flooring, radiator, window to the rear aspect and space for a range of furniture. Doors to the garage and leading out to the rear garden.

First Floor

Doors to all four bedrooms and bathroom. Loft access which has been boarded for extra storage space.

Bedroom

Bedroom consists of a bay window to the front, feature fireplace, carpet laid to floor, radiator and space for a king size bed and other furniture.

Bedroom

Bedroom consists of a window to the rear, feature fireplace, carpet laid to floor, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the front, carpet laid to floor, radiator and space for a single bed.

Bedroom

Bedroom consists of a window to the rear, feature fireplace, carpet laid to floor, radiator and space for a double bed and other furniture.

Bathroom

Bathroom comprises a hand wash basin and wc unit with storage, radiator, bathtub with overhead shower, attachment and screen, tiling to splash sensitive areas and a frosted window.

Rear Garden

Enclosed rear garden with a large decking area with built in lighting, grass laid to the remainder, flowers, plants and shrub borders, garden shed and access to the utility.

Garage & Parking

Garage with up and over door, light and power. Driveway parking for multiple vehicles. Front garden has been opened up to allow for more parking.

Buyer Notes

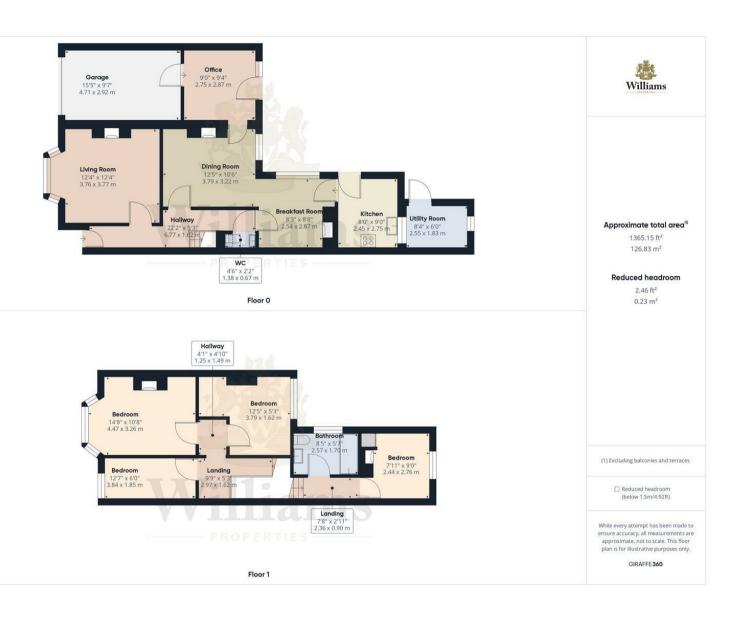
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

	Current	Potential		Current	Polantial
Very energy efficient - lower running costs	_		Very environmentally friendly - lower CO2 emissions		
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(81-91) B		79	(81-91)		
(69-80) C	60 G		(69-80) C		
(55-68)			(55-68) D		
(39-54)			(39-54)		
(21-38)			(21-38)		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		











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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded:they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.