



Oxford Road

Stone | Aylesbury | Buckinghamshire | HP17 8PB



Williams
PROPERTIES

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Williams Properties are delighted to bring to the market this fantastic four bedroom detached house in the village of Stone, Aylesbury. The property is in good condition throughout and benefits from downstairs wc, kitchen/diner, living room, downstairs office, four bedrooms with en suite to master and a family bathroom. Outside there is an enclosed rear garden, garage to the front with driveway parking. Viewing comes highly recommended on this lovely home.

Offers in excess of £650,000

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 F

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall consisting of stairs rising to the first floor and doors to the office, living room, kitchen and downstairs wc.

Office

Office consists of a bay window to the front aspect, carpet laid to floor, light pendant to ceiling, wall mounted radiator and space for a range of office furniture.





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- Detached Family Home
- Cul De Sac Location
- Garage & Driveway Parking
- Enclosed Rear Garden
- Four Bedrooms
- En Suite To Master Bedroom
- Utility Room
- Viewing Highly Recommended

Living Room

Living room consists of French doors leading out to the rear garden, feature log burner, carpet laid to floor, light fittings to ceiling and vertical radiator. Space for a sofa set and a range of other furniture.

Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with worktops, inset sink unit with drainer and mixer tap, inset five ring gas hob, over head extractor, integrated double oven and space for fridge/freezer. Breakfast bar with storage and built in wine rack, wood effect flooring and door to the utility. Space for a large dining table set.

Utility Room

Utility consists of wall and base mounted units with worktop, inset sink bowl with mixer tap, space for washing machine and door leading out to the rear garden.

Downstairs WC

Downstairs wc comprises a pedestal hand wash basin, wc, wall mounted radiator and window.

First Floor

Doors to all bedrooms and bathroom. Airing cupboard and access to the loft space.



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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.



Master Bedroom & En Suite

Master bedroom consists of built in wardrobes, window to the rear aspect, light fitting to ceiling, carpet laid to floor, wall mounted radiator and door to the en suite. Space for a double bed and other furniture. En suite is part tiled and comprises a pedestal hand wash basin, wc, enclosed shower cubicle and heated towel rail.

Bedroom

Bedroom consists of windows to the front aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a single bed and other bedroom furniture.

Bathroom

Bathroom consists of a wc, pedestal hand wash basin, panelled bathtub and enclosed shower cubicle. Half height tiling, heated towel rail, spotlights to ceiling and windows to the front aspect.

Rear Garden

Fully enclosed rear garden with a paved patio area leading to an expanse of laid lawn, established trees, plants and shrubs, outside light and tap.

Garage & Parking

Garage with up and over door operated by remote control, light and power supply, work bench and wall cupboards. Driveway parking for multiple vehicles.

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.

| Energy Efficiency Rating | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (82 plus) A | | | |
| (81-91) B | | | | (71-81) B | | | |
| (69-80) C | | | | (59-70) C | | | |
| (55-68) D | | | | (47-58) D | | | |
| (39-54) E | | | | (35-46) E | | | |
| (21-38) F | | | | (21-34) F | | | |
| (1-20) G | | | | (11-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |



Williams



Floor 0



Floor 1



Approximate total area⁽¹⁾

1772.07 ft²

164.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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.