



9 Cromhamstone

| Stone | Buckinghamshire | HP17 8NH



Williams
PROPERTIES

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Welcome to Cromhamstone, Williams are delighted to introduce to the market this detached four bedroom spacious family home. The property consists of a hallway leading to a large living/dining room, recently fitted kitchen, office, w/c, with four well-appointed bedrooms, one with en-suite and a family bathroom. Outside there is a beautiful mature rear garden, a double length garage and driveway. Viewings are highly recommended on this fantastic family home.

Offers in excess of £500,000

Location

The village of Stone 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.

Local Authority

Buckinghamshire Council

Council Tax

Band E

Services

All main services available

Entrance

Doors to ground floor accommodation including the downstairs WC.

Kitchen

A Range of Shaker Style base and wall mounted units with contrasting work tops with integrated sink and mixer tap, kamdean laid to the floor, heated towel rail, space for a dishwasher, fridge and washing machine. Integrated oven, hob and extractor. Tiling to splash sensitive areas and window to the front. Side door leading to side aspect.





- Village Location
- Detached Family Home
- En-Suite to Master
- Easy Access to Motorways
- Four Bedrooms
- Newly Fitted Kitchen
- Double Length Garage
- Walking Distance to Amenities

L Shape Living/Dining Room

Open plan living area with windows and door to the rear garden, lounge area has a feature fireplace and ample room for lounge furniture. The dining area has a window to the side and ample space for a dining set.

Office

The office consists of a window to the front aspect, a wall mounted radiator and space for a range of office furniture.

WC

The downstairs WC comprises of a low level WC, wash basin with tiled splash backs and a wall mounted radiator.

First Floor

Carpeted stairs rising to first floor landing with doors to all four bedrooms and family bathroom. Access to loft space. Airing cupboard.

Master Bedroom

A good size master bedroom with built in wardrobes, ceiling lighting, carpet laid to the floor, window to rear aspect and space for a King Size bed and other bedroom furniture. Door to an Ensuite.

Ensuite

The Ensuite comprises of a white suite including a WC, vanity wash basin with mixer tap and storage under, tiled shower cubicle, ceiling light, a window and a wall mounted radiator.



The property is within walking distance to the main amenities of Stone which include a Co-Op food store, public house and sports and social club and recreation ground. Stone C of E Combined School is approximately four minutes' walk away.



Bedroom

This good size double bedroom of which consists of carpet laid to the floor, light fitting to the ceiling, window to the rear aspect and a wall mounted radiator. space for a double bed and other bedroom furniture.

Bedroom

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

Bedroom

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

Family Bathroom

A fully tiled bathroom comprising of a three piece suite including a panelled bath with independent shower over, wash basin and WC. Frosted double glazed window and a wall hung radiator.

Rear Garden

Mainly laid to lawn with neighbouring established trees providing complete privacy, large patio area perfect for entertaining with family and friends and the garden is fully enclosed with panelled fencing. Gate leading to the front of the property.

Garage & Driveway

Double length garage with an electric garage door, featuring power and lighting. Driveway parking to the front.

Buyers 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(19-59) D			
(9-18) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Floor 0



Floor 1

Approximate total area⁽¹⁾

1496.72 ft²
139.05 m²

Reduced headroom

6.24 ft²
0.58 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360