



Chiltern Close

| Stone | Buckinghamshire | HP17 8RA



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Welcome to Chiltern Close, Stone, Aylesbury - a four bedroom semi-detached house which boasts 3 reception rooms, 2 bathrooms, 4 bedrooms, kitchen/diner and utility. There's ample space for the whole family to enjoy. The property is in fantastic order, ensuring a smooth transition for its new owners. Located in the village of Stone, Aylesbury, this property offers a perfect blend of tranquillity and convenience. Whether you're looking for a peaceful sanctuary away from the hustle and bustle of city life or a welcoming community to become a part of, this house has it all.

Offers in excess of £530,000

- Village Location
- Multiple Reception Rooms
- Downstairs Bathroom & Utility
- Four Bedroom House
- Driveway Parking
- Enclosed Rear Garden

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 D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the hallway with stairs rising to the first floor and doors to the office, living area and family room.

Office

Office consists of a window to the front aspect, wood effect flooring, radiator, light fitting to ceiling and space for a range of furniture.

Family Room

Family room consists of a window to the front aspect, feature fireplace, wood effect flooring, radiator, light fitting to ceiling and space for a range of furniture.



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.



Living Area
Living area with wood effect flooring, light pendant to ceiling, radiator and space for a sofa set and other furniture. Open plan to kitchen/diner.

Kitchen / Diner
Kitchen/diner consists of a range of wall and base mounted units with worktops, inset Butler sink with mixer tap, kitchen island with storage and space for bar stools, space for a range style cooker, splashback and extractor fan, integrated dishwasher and fridge/freezer. Wood effect flooring throughout, spotlights to ceiling, bi folding doors to the garden, sky light and space for a dining set.

Utility
Utility has space and plumbing for washing machine and tumble dryer. Doors to the bathroom and leading out to the side of the property.

Downstairs Bathroom
Comprising of a wc, hand wash basin, enclosed shower cubicle, frosted window and heated towel rail.

First Floor
Doors to all bedrooms and bathroom. Loft access.

Bedroom
Bedroom consists of windows to the front aspect, built in wardrobes, radiator, wood effect flooring, light fitting to ceiling and space for a king size bed and other furniture.

Bedroom
Bedroom consists of a window to the rear aspect, built in wardrobe, radiator, carpet laid to floor, light fitting to ceiling and space for a double bed and other furniture.

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

Bedroom
Bedroom consists of a window to the rear aspect, radiator, wood effect flooring, light fitting to ceiling and space for a range of furniture.

Bathroom
Comprising a wc, panelled bathtub with shower and screen, pedestal hand wash basin, tiling to splash sensitive areas, frosted window and radiator.

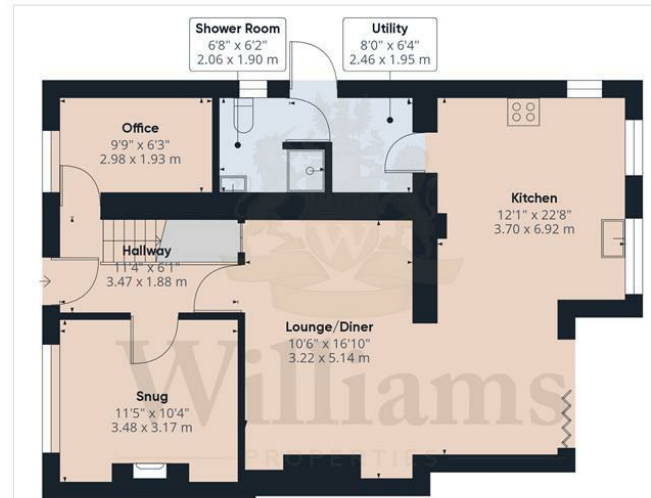
Rear Garden & Outhouse
Landscaped rear garden with a large decking area, grass laid to the remainder with shrubs, plants and bushes, gated access to the front. Brick built outhouse with light and power and plenty of storage space.

Parking
Gravelled frontage providing parking for multiple vehicles.

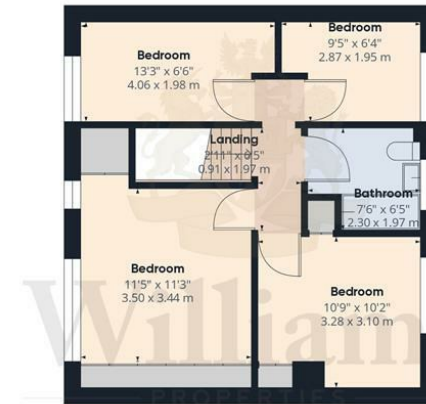
Buyer Notes
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
(02 plus) A			
(01-01) B			
(09-08) C			
(05-06) D			
(07-04) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1341.85 ft²
124.66 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.

GIRAFFE 360



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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.