



7 Warren Close

Stone | Aylesbury | Buckinghamshire | HP17 8YL





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Williams Properties would like to welcome to the market this stunning four bedroom detached family home in the village of Stone, Aylesbury. Accommodation comprises an entrance hall, living room, home office, snug, kitchen, utility, cloakroom, four bedrooms with an en suite and a family bathroom. Outside there is a front and rear garden, double garage & driveway parking for multiple vehicles. Viewing is highly recommended on this stunning property.

£680,000

## 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 E

## Local Authority

Buckinghamshire Council

## Services

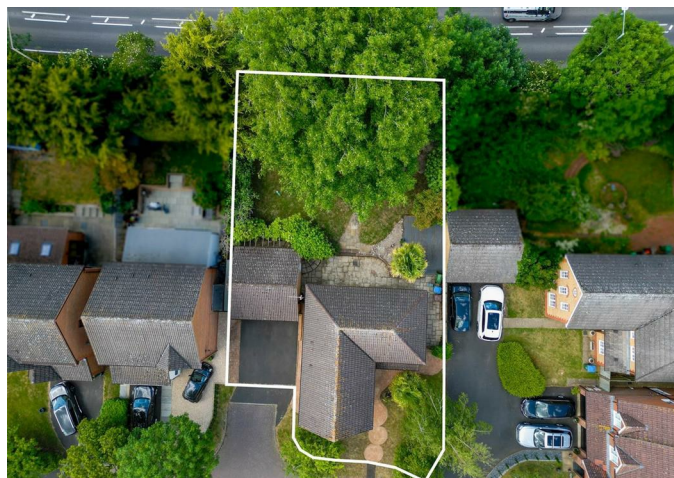
All main services available

## Entrance Hallway

Enter through the front door into this L-shaped entrance hallway comprising of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator, carpeted stairs to the first floor and doors to the study, kitchen, living room, cloakroom and snug.

## Study

This study is located at the front of the property and features wooden flooring, a wall mounted radiator, a window to the front aspect, studio spotlights to the ceiling and a range of wall mounted units.







- Detached House
- Village Location
- Double Garage & Driveway Parking
- Grammar School Catchment
- Four Bedrooms
- Two Reception Rooms & Home Office
- Good Condition Throughout
- Viewings Highly Recommended

#### **Kitchen/Breakfast Room**

This kitchen breakfast room is comprised of tiled flooring, a window to the rear aspect, studio spotlights to the ceiling, a wall mounted radiator, door to the utility and a range of wall and base mounted units including an integrated double oven, gas hob, extractor and a basin with a mixer tap and draining board. Space for a small dining set.

#### **Utility**

This utility room can be accessed through the kitchen and has a further door leading to the enclosed rear garden. studio spotlights to the ceiling, wall and base mounted units with an integrated sink with a mixer tap and undercounter space for white goods.

#### **Living Room**

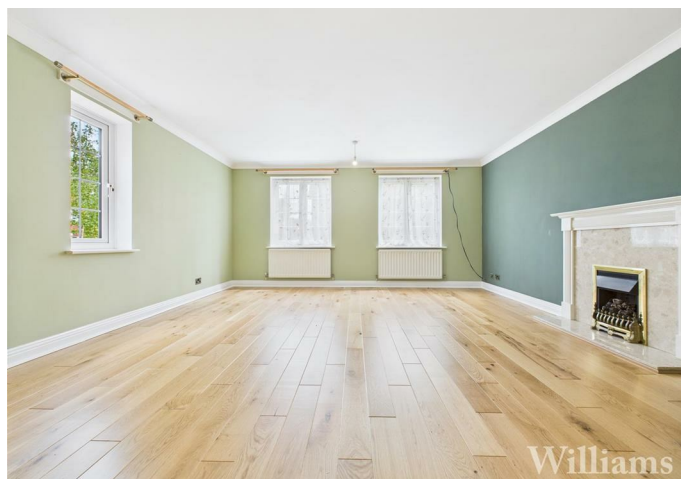
This large living space is comprised of two pendant lights to the ceiling, three wall mounted radiators, a feature fireplace, dual aspect windows to the front and side aspects, wooden flooring and ample space for living room furniture.

#### **Cloakroom**

This downstairs cloakroom is comprised of a frosted window, wood effect flooring, a wall mounted radiator, fitted light to the ceiling, a hand wash basin with a mixer tap inset into a vanity unit and a low level w/c.

#### **Dining Room**

This dining room is comprised of wooden flooring, a pendant light to the ceiling, a wall mounted radiator, French doors to the enclosed rear garden and space for a dining table and other 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.



### First Floor

This first floor landing is comprised of carpeted flooring, a large arched window overlooking the front garden, a pendant light to the ceiling and doors to all four bedrooms and the family bathroom.

### Bedroom & Ensuite

This master bedroom consists of windows to the front aspect, wall mounted radiators, carpet laid to floor, a pendant light fitting to ceiling, two radiators and space for a king sized bed and other bedroom furniture. There is another arched walk way through the walk in wardrobe with multiple inset wardrobes to either side with a fitted dressing table. A doorway to the en suite comprised a low level w/c, hand wash basin vanity unit and over head storage cupboards, half height tiling to walls and tiles laid to the floor, a walk in shower unit, heated towel rail and spotlights to ceiling. Frosted window to the side aspect.

### Bedroom

The second bedroom consists of a window to the front aspect, carpet laid to floor,, a fitted wardrobe, a wall mounted radiator, a pendant light fitting to ceiling and space for a king sized bed and other bedroom furniture.

### Bedroom

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

### Bedroom

The fourth bedroom consists of a window to the rear aspect, carpet laid to floor, radiator, studio spotlights to the ceiling and space for a bed and other bedroom furniture.

### Family Bathroom

This bathroom is half height tiled and is comprised of a vanity unit with fitted hand basin and a low level w/c, a heated towel rail, panelled P shaped bathtub with a mixer tap and a over head shower and screen, studio spotlights to ceiling and a frosted window to the side aspect.

### Rear Garden

A good size enclosed rear garden featuring a paved patio area with ample space for garden furniture, grass lawn laid to the remainder, trees and plants surround,, courtesy door leading into to the double garage and side access to the driveway.

### Front Garden

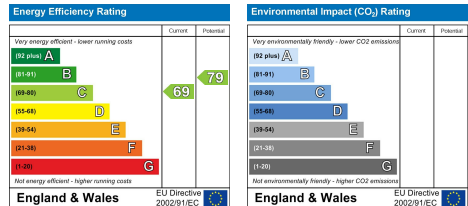
This front garden is comprised of lawn laid with established trees and bushes and a paved walkway to the front door.

### Garage & Driveway

Double garage with light and power and a courtesy door to the rear garden. Driveway parking to the front of the property

### 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.











Approximate total area<sup>m</sup>

1633 ft<sup>2</sup>  
151.8 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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



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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.