



19 Eythrope Road

Stone | Aylesbury || HP17 8PH



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Williams are delighted to introduce to the market this fantastic two bedroom plus loft room terraced cottage in the sought after Eythrope road set in the village of stone. The property boasts an enclosed low maintenance rear garden, good size lounge/Diner, kitchen, a downstairs bathroom and two bedrooms and a ensuite shower room to the first floor and a further good size loft room to the second floor. The village offers, a pub, local shop, indian takeaway and petrol station and excellent countryside walks leading into the Waddesdon Manor estate.

£355,000

Stone

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

Aylesbury Vale District Council

Council Tax

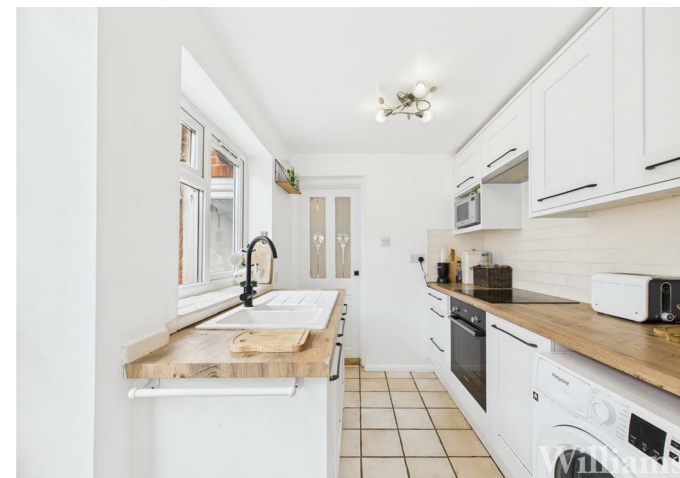
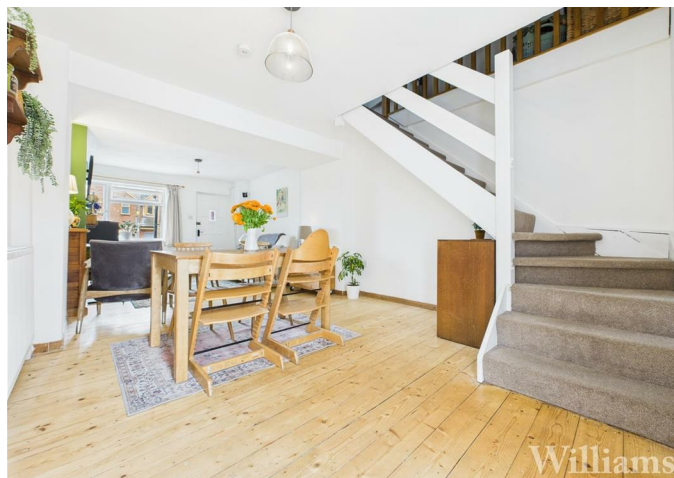
Band C

Services

All main services available

Entrance Porch

A door leading into the porch area of which is an area perfect for coats and shoes and consists of lighting to the ceiling, stone tiling to the floor and a beautiful stain glass window to the side aspect. There is a further door leading into the living area.





- Village Location
- Two Bedrooms & A Good Size Loft Room
- Family Bathroom & Ensuite
- Porch Entrance
- Period Cottage
- Low Maintenance Garden
- Renovated Throughout
- Driveway Parking

Lounge/Diner

The lounge/diner is a great space and consists of original wooden flooring, ceiling lighting, fireplace with a working log burner, wall mounted radiators upvc double glazed window to the front aspect and a door leading into the garden. The room offers plenty of space for a sofa set and other desired furniture and a large dining table and chairs. There are stairs leading to the first floor landing. A further door leading into the kitchen.

Kitchen

A contemporary refitted kitchen with tiled flooring, a range wall and base mounted storage units, tiled to splash sensitive areas, lighting to the ceiling, roll top work surface with an induction hob and extractor fan, built in oven, sink with mixer tap and drainer, a double glazed upvc window to the side aspect, a upvc double glazed door leading out to the rear garden integrated dishwasher and space for a fridge freezer and washing machine. Door leading to the down stairs bathroom.

Bathroom

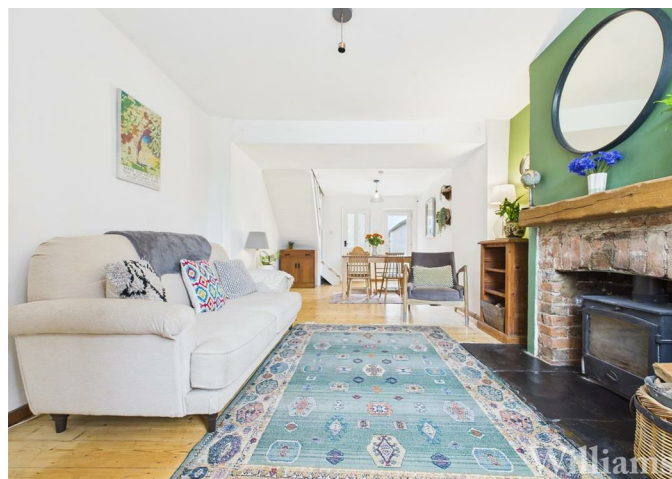
A recently fitted white suite comprising of tiles laid to the floor, low level WC, hand wash basin, panelled bath and shower head attachment and mixer tap, frosted window to the rear aspect, tiles to splash sensitive areas and a heated towel rail.

Second Floor

Carpeted stairs leading to a large loft room featuring lighting to the ceiling.

First Floor

Carpeted stairs rising to the first floor landing with doors to two double bedrooms and a further set of stairs rising to the second floor.



Set in a highly sought after village with road access towards the M40 and rail links to London Marylebone. The village offers a primary school, shop, eateries and areas for recreation.



Bedroom & Ensuite

Master bedroom features carpet laid to the floor, ceiling lighting, upvc double glazed window to front aspect, space for a double bed and other bedroom furniture. Door leading to the ensuite. The ensuite shower room is comprised of being fully tiled to all walls and to the floor, a wall mounted radiator, lighting to the ceiling, a low level WC, hand wash basin with hot and cold taps and an enclosed shower unit with an overhead shower.

Bedroom

This bedroom features carpet laid to the floor, ceiling lighting, a wall mounted radiator, built in open wardrobe, upvc double glazed window to the front aspect. There is space for a bed and bedroom furniture.

Second Floor

Carpeted stairs leading to loft room.

Loft Room

The loft room features lighting to the ceiling , carpet laid to the floor and a upvc double glazed window to the rear aspect. There is space for a range of furniture of choice. The room is currently being used as a bedroom but can be used for a multiple of uses.

Rear Garden

The rear garden is a very low maintenance garden featuring a patio area perfect for entertaining along with an area laid with astro turf and a wooden pergola to the rear of the garden and Fully enclosed with wood panelled fencing on both sides and rear. Gated access to the rear.

Parking

Driveway Parking to the front for one car. Covered log store situated under the front window.

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			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



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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.