



**Connells**

Oxford Road  
Stone Aylesbury



### Property Description

**\*\* NO UPPER CHAIN \*\*** Connells are delighted to bring this well-presented detached bungalow to the market that is situated in the village of Stone. The property offers up generous living space, with two reception rooms, a large kitchen/breakfast room, two double bedrooms and a family bathroom suite. Benefits include a separate utility room, an en-suite to the master bedroom as well as holding the potential to extend (STPP). Outside there is a large driveway, a detached double garage and a well-maintained rear garden.

The property is conveniently located with access to several links including a main line station to London Marylebone which can be found in Aylesbury or Haddenham as well as the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

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.

This home is an absolute must view to fully appreciate its individuality.

For more information or to arrange a viewing, please contact Connells today.

**Dining Room**

**Kitchen**

**Utility Room**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**Bathroom**

**Outside**

**Front Garden**

**Garage**

**Rear Garden**

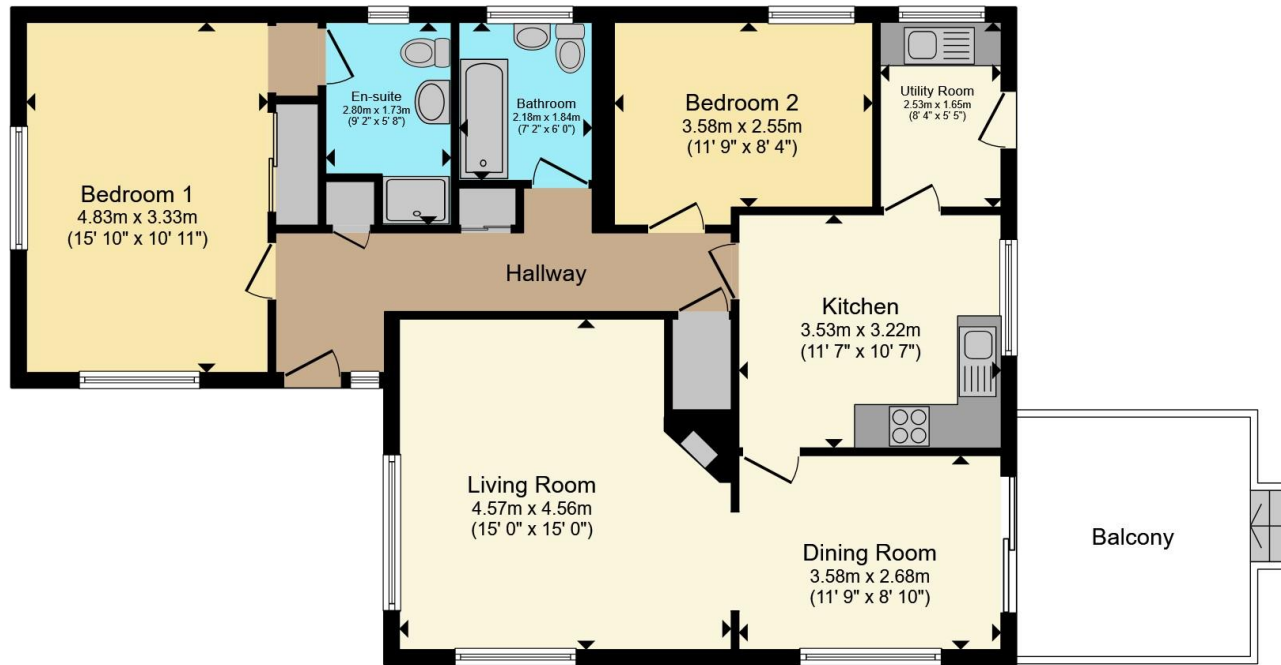
**Entrance Hall**

**Living Room**









Total floor area 96.4 m<sup>2</sup> (1,038 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: E Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304395](http://connells.co.uk/Property/LEY304395)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LEY304395 - 0003