



**Connells**

Creslow Way  
Stone Aylesbury





## Property Description

Connells are delighted to bring this well-presented semi-detached house to the market that is situated within the highly desirable village of Stone. The property offers up generous living space, a well-appointed kitchen/breakfast room, two double bedrooms and a family bathroom suite. Benefits include ample power points throughout the property, a conservatory room, an en-suite to the master bedroom, a well-maintained rear garden with summerhouse with electrics, driveway parking as well as a single garage with lighting & electrics.

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.

Viewing is highly recommended.

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

## Entrance Hall

Door to front aspect, stairs to first floor landing, telephone point.

## Cloakroom

Window to side aspect, WC, wash hand basin, radiator.

## Kitchen

10' 1" MAX x 8' 1" MAX ( 3.07m MAX x 2.46m MAX )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to front aspect, sink with drainer, gas cooker point, plumbing for washing machine, space for fridge/freezer, radiator.

## Living Room

14' 7" MAX x 15' MAX ( 4.45m MAX x 4.57m MAX )

Window to rear aspect, feature fire place, television point, two radiators, doors to conservatory, under-stairs storage.

## Conservatory

14' 2" MAX x 8' 9" MAX ( 4.32m MAX x 2.67m MAX )

Windows to rear aspect, power, lighting, two radiators, doors to rear garden.

## First Floor Landing

Stairs from entrance hall, airing cupboard.

## Bedroom One

12' 7" MAX x 8' 5" MAX ( 3.84m MAX x 2.57m MAX )

Window to front aspect, fitted wardrobes, radiator, door to en-suite.

## En-Suite

Shower cubicle, WC, wash hand basin, radiator.

## Bedroom Two

13' 9" MAX x 7' 9" MAX ( 4.19m MAX x 2.36m MAX )

Window to rear aspect, fitted wardrobes, radiator.

## Bathroom

Bath with mixer taps and shower attachment, WC, wash hand basin, heated towel rail.

## Outside

### Front Garden

Hedged with flower beds, outside tap and driveway parking.

### Rear Garden

Patio area, laid lawn, shed, outside tap, summer house with power.

## Garage

17' 6" MAX x 9' 6" MAX ( 5.33m MAX x 2.90m MAX )

Up and over door, power & lighting.



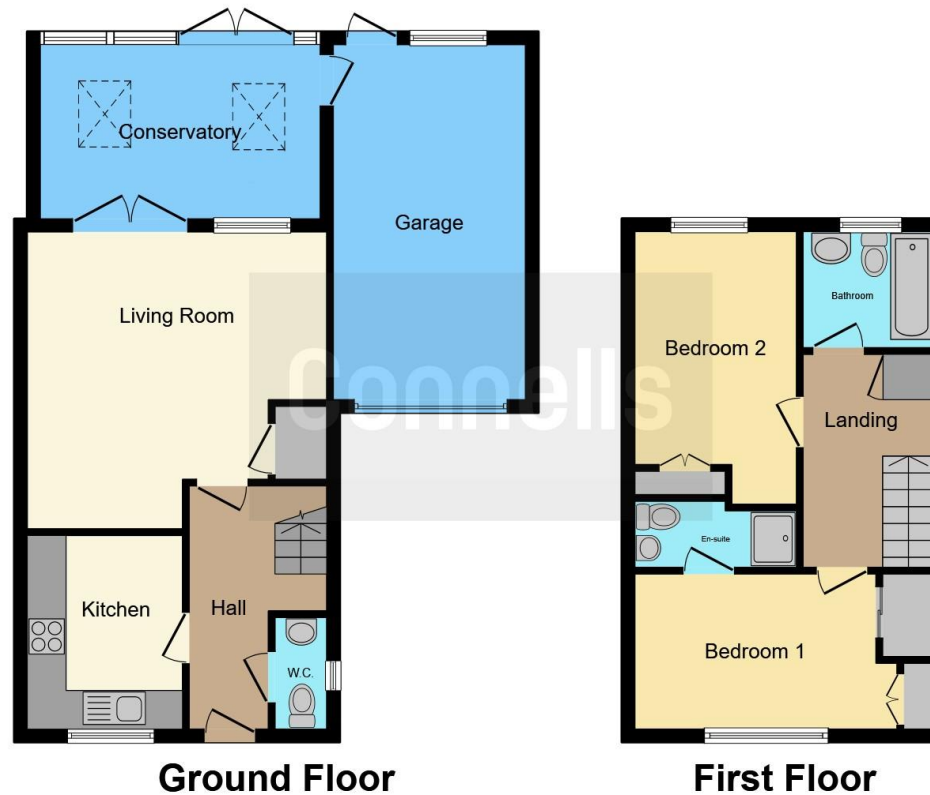












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304611](http://connells.co.uk/Property/LEY304611)**



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: LEY304611 - 0007