



Stonehaven Road

| Aylesbury | Buckinghamshire | HP19 9JQ



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A much improved two bedroom semi detached house with driveway parking comprising a large kitchen/diner, two good size bedrooms, modern bathroom, enclosed rear garden and a timber built workshop that could be easily used as a home office. Call Williams now to book an appointment 01296 435600.

Offers in excess of £245,000

- Two bedrooms
- Kitchen/Diner
- Driveway Parking
- Enclosed Rear Garden
- Extended
- Modern Throughout
- Close to Amenities
- Workshop/Potential Office

Quarrendon

Quarrendon and Meadowcroft can be found located on the North side of the town centre just off the A41 and close to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including a Tesco Express, Doctors surgery and a large sports ground and community centre. Primary – Haydon Abbey & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools

Local Authority

Aylesbury Vale District Council

Council Tax

Band C

Services

All main services available

Entrance

Entrance into the property via a composite door into hallway with doors into the lounge, kitchen/diner, storage cupboard and stairs rising to the first floor.

Lounge

Window to the front aspect, space for furniture, laminate flooring and a radiator.



This well presented property is situated in a central location to shopping facilities and schools. Ideal for First Time Buyers looking to get onto the housing ladder.



Kitchen/Diner

A bright and airy room comprising of wall and base mounted units, wood worktops, spaces for oven, fridge/freezer, washing machine and dishwasher. Velux windows, double doors to the rear aspect out to the garden and space for a dining table.

Landing

Stairs rise from the first floor, doors to all rooms and a window to the side aspect.

Bedroom One

A large room with two windows to the front aspect, ample space for a double bed and bedroom further furniture.

Bedroom Two

Window to the rear aspect, space for a single bed and chest of drawers.

Bathroom

A white three piece suite, bath with shower over, low level WC, wash basin and obscure window to the rear aspect.

Garden

An enclosed rear garden mostly laid to lawn, patio area, timber built workshop with power and lighting, further storage space behind. A side gate leads to the front of the property.

Parking

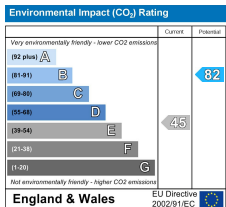
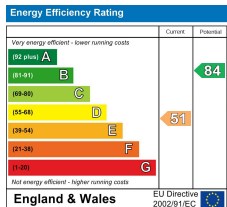
A driveway is situated to the front of the property allowing spaces for two vehicles.

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.

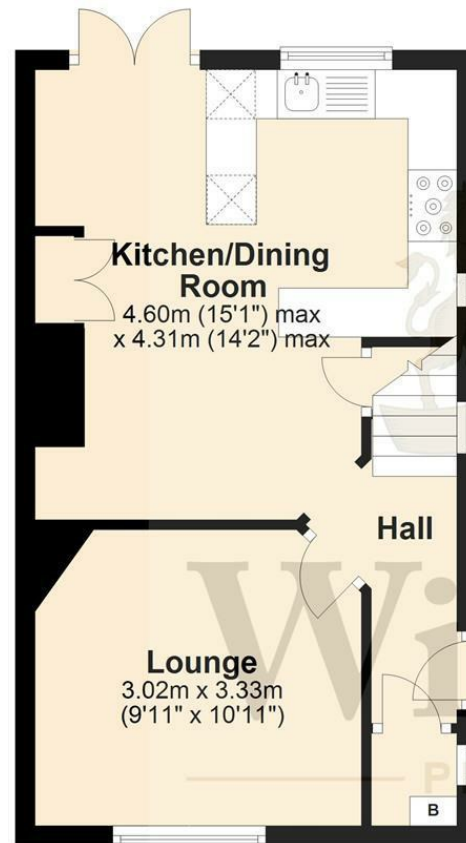
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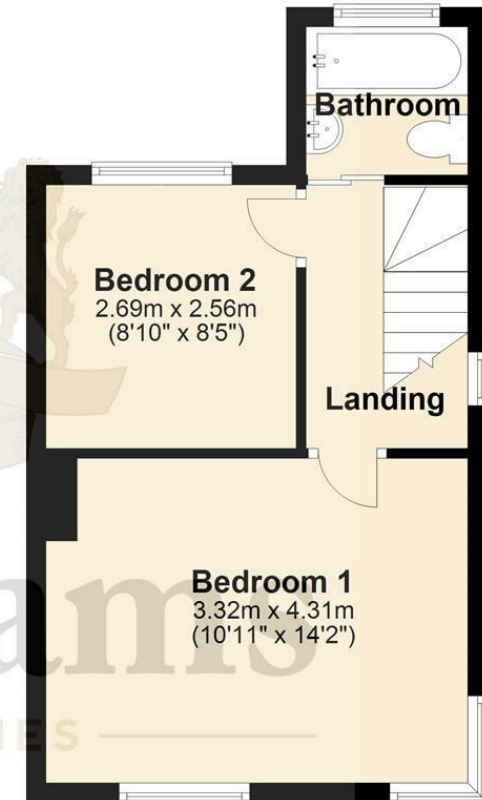




Ground Floor



First Floor



Total area: approx. 62.2 sq. metres (669.6 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.