

hillyards.

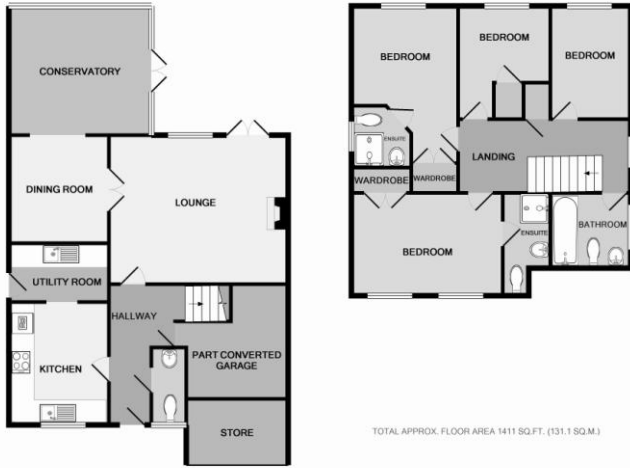


Hillyards are pleased to offer this modern four bedroom detached family home situated in the popular Buckinghamshire village of Stone. The property is in excellent order throughout and has been much improved over recent years. Accommodation consists of entrance hall, cloakroom, lounge, dining room, refitted kitchen, utility room, conservatory, four bedrooms with two en-suites and built-in wardrobe to all plus family bathroom. Other benefits include front & rear gardens, garage (part converted) and driveway parking. A viewing comes highly recommended.

£465,000 Freehold

Creslow Way, Stone, Aylesbury, Buckinghamshire. HP17 8YN

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Accommodation

Entrance Hall

Cloakroom

Lounge 15'11 x 13'1 (4.85m x 3.99m)

Dining Room 9'6 x 8'10 (2.90m x 2.69m)

Kitchen 10'9 x 8'9 (3.28m x 2.67m)

Utility 8'9 x 5'2 (2.67m x 1.57m)

En-suite Bedroom 13'9 x 9'3 (4.19m x 2.82m)

En-suite Bedroom 14'5-8'9 x 9'6 (4.39m-2.67m x 2.90m)

Bedroom 8'1 x 7'7 (2.46m x 2.31m)

Bedroom 9'10 x 7'1 (into wardrobe) (3.00m x 2.16m)

Bathroom

Gardens

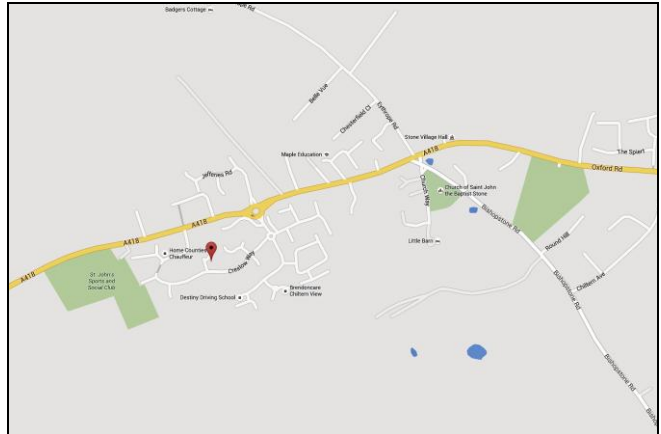
There are well kept front and rear garden with the rear garden offering a sunny aspect and good degree of privacy.

Garage & Driveway Parking

There is an integral garage that has been part converted with storage area to the front and office to the rear plus driveway parking in front for several vehicles.

Property Information

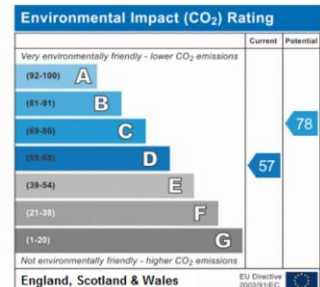
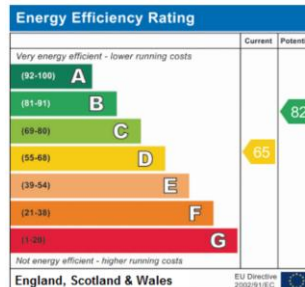
Map



Council Tax Band

F (approximately £2124.00 per annum based on 2 adults residing at the property)

Energy Performance Graph



Property Misdescription Act 1991: For clarification, we wish to inform prospective 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 should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Property Details: Awaiting vendors approval, Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.