



SOUGHT AFTER VILLAGE LOCATION - Hillyards are delighted to bring to the market this detached four bedroom family home that is set in a pleasant position in the sought after Buckinghamshire village of Stone. The property offers well configured and spacious accommodation of just under 2000 sq ft that consists of entrance hall, cloakroom, three reception rooms, kitchen/breakfast room and utility room to the ground floor and four double bedrooms with en-suite to the master and family bathroom to the first floor. Other benefits include double garage and secluded rear garden. We highly recommend an internal viewing to truly appreciate what this property has to offer.

£535,000

26 Beacon Close, Aylesbury, Buckinghamshire HP17 8YH

## Lounge

18'5 x 11'2

## Dining Room

13'11 x 9'2

## Study

10'6 x 7'6

## Kitchen/Breakfast Room

19'2 x 10'5

## Utility Room

8'6 x 5'5

## Bedroom

14'4 x 11'5

## Bedroom

14'11 x 10'9

## Bedroom

11'10 x 10'4

## Bedroom

8'6 x 8'5



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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hillyards.