



Haggar Street

Stone | Aylesbury | Buckinghamshire | HP17 8XX



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360 VIRTUAL TOUR - - Williams Properties are pleased to welcome to the market this three bedroom semi-detached house in Stone, near Aylesbury. The property is in good order throughout and consists of a lounge, kitchen/diner, downstairs cloakroom, conservatory, three bedrooms with en suite to master and bathroom. Outside, there is an enclosed rear garden and a single garage with driveway parking for two vehicles. Viewing is highly recommended on this fantastic village location property.

Offers in excess of £415,000

- Freehold
- Master Bedroom With En Suite
- Cul De Sac
- Kitchen / Diner
- Popular Village Location
- Garage & Driveway Parking
- Countryside Walks Nearby
- Viewing Highly Recommended

Stone

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. For those wishing to commute to the City, a main line station to London Marylebone can be found in Aylesbury or Haddenham and has a journey time of approx. 55 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall consisting of doors to the lounge and downstairs cloakroom.

Lounge

Lounge consists of carpet laid to floor, window to the front aspect, double light pendants to ceiling, feature fireplace and stairs rising to the first floor. Door to the kitchen/diner and under stairs cupboard. Space for a three piece suite and other living room furniture.



The property is located in the village of Stone, situated approximately 2.6 miles from the centre of Aylesbury. The village offers residents amenities including primary schooling, a public house and a convenience store. There are excellent road links with the A418 passing through directly into Oxford.



Kitchen / Diner

Kitchen/diner comprises of a range of wooden wall and base mounted units with roll top work surfaces, inset sink unit with mixer tap and window over, inset gas hob and electric oven. Space for washing machine, dishwasher and fridge/freezer. Space for a dining table set and doors to the conservatory.

Conservatory

Conservatory consists of wood effect flooring, French doors to the rear garden and space for a range of furniture.

Downstairs Cloakroom

Downstairs cloakroom consists of a low level WC and hand wash basin with tiling to splash sensitive areas. Light pendant to ceiling and wall mounted radiator.

First Floor

First floor landing consists of doors to all three bedrooms and bathroom. Access to the loft space.

Master Bedroom

Master bedroom consists of wood effect flooring, window to the front aspect, light pendant to ceiling and wall mounted radiator. Built in wardrobe and door to the en suite. Space for a king/double bed and other bedroom furniture.

En Suite

En suite is part tiled and comprises of a low level WC, pedestal hand wash basin and enclosed shower cubicle. Window to the front aspect.

Bedroom Two

Bedroom two consists of wood effect flooring, built in wardrobes, window to the rear aspect, light pendant to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of wood effect flooring, window to the rear aspect, light pendant to ceiling and wall mounted radiator. Space for a range of furniture.

Bathroom

Bathroom is part tiled and comprises of a low level WC, pedestal hand wash basin and a panelled bathtub with shower attachment.

Garden

Enclosed rear garden with a gravelled patio area, raised decking area, shrubs and plants and a paved pathway leading round to gated access to the driveway. Outside light and tap.

Garage & Driveway

Single garage with up and over door, light and power. Driveway parking for two vehicles.

Buyer Notes

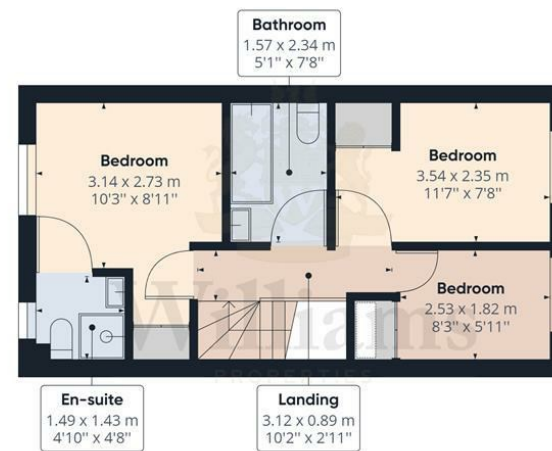
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



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Approximate total area⁽¹⁾
1027.36 ft²
95.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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For clarification, we wish to inform perspective 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 are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.