



2 Bittenham Close

Stone | Aylesbury || HP17 8RY



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Williams Properties are pleased to bring to market this charming three-bedroom semi-detached home, tucked away in a peaceful cul-de-sac on the edge of Stone village. The property offers a kitchen, lounge/diner, downstairs bathroom, three bedrooms and an upstairs bathroom. Externally, there is an enclosed rear garden, brick-built storage sheds and parking for two cars at the front. This lovely village property is ideal for families and viewings are strongly advised.

£410,000

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 C

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter from the front porch into the entrance hallway comprised of wood effect flooring, carpeted stairs to the first floor, a wall mounted radiator, fitted light to the ceiling and a door leading to the lounge/diner.

Lounge / Diner

This lounge / diner is comprised of wood effect flooring, a window to the front aspect, a wall mounted radiator, light to the ceiling and space for a range of living/dining room furniture.





- Three Bedrooms
- Quiet Village Cul-de-Sac Location
- Downstairs & Upstairs Bathrooms
- Semi-Detached
- Lounge / Diner
- Outbuilding
- Enclosed Rear Garden
- Viewings Highly Advised

Kitchen

This kitchen is comprised of tiled flooring, a wall mounted radiators, window to the rear aspect, studio spotlights to the ceiling, a door to the enclosed rear garden, wall and base mounted units with an integrated sink, mixer tap and draining board, oven, electric stove and overhead extractor and space for a range of other white goods.

Bathroom

This downstairs bathroom is composed of half height tiling to splash sensitive walls, fitted lights to the ceiling, a frosted window, tiled flooring, a inset storage cupboard, a wall mounted radiator, low level w/c, hand wash basin with a mixer tap and an enclosed shower unit.

Landing

The first floor landing is comprised of wood effect flooring, a frosted window to the side aspect, a wall mounted radiator, a fitted light to the ceiling, doors to all three bedrooms and the bathroom.

Bedroom

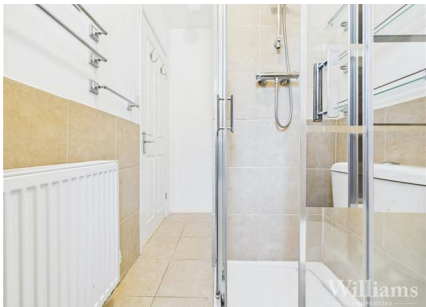
The third bedroom is composed of wood effect flooring, a window to the rear aspect, a wall mounted radiator, loft access, a light to the ceiling and space for a single bed and other bedroom furniture.

Bedroom

The second bedroom is composed of a window to the front aspect, wood effect flooring, a fitted light to the ceiling, a wall mounted radiator and a wall-to-wall fitted wardrobe and space for a double bed and other bedroom 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.



Bedroom

The master bedroom is composed of wood effect flooring, a window to the rear aspect, a wall mounted radiator, a fan light to the ceiling, wall mounted lights and space for a double bed and other bedroom furniture.

Bathroom

The family bathroom is composed of a frosted window, wood effect flooring, a fitted light to the ceiling, heated towel rail, low level w/c, hand wash basin with a mixer tap integrated into a vanity unit and a panelled bathtub with a mixer tap and overhead shower.

Garden

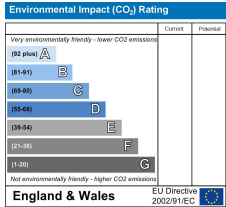
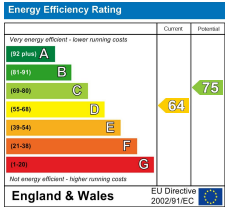
The enclosed rear garden is comprised a shingle area with space for garden furniture, an outbuilding with fitted lights to the ceiling and grass lawn laid to the remainder.

Parking

There is driveway parking to the front of the property for multiple 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.





 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾</p> <p>755 ft² 70.1 m²</p>
 <p>Floor 0 Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE 360</p>