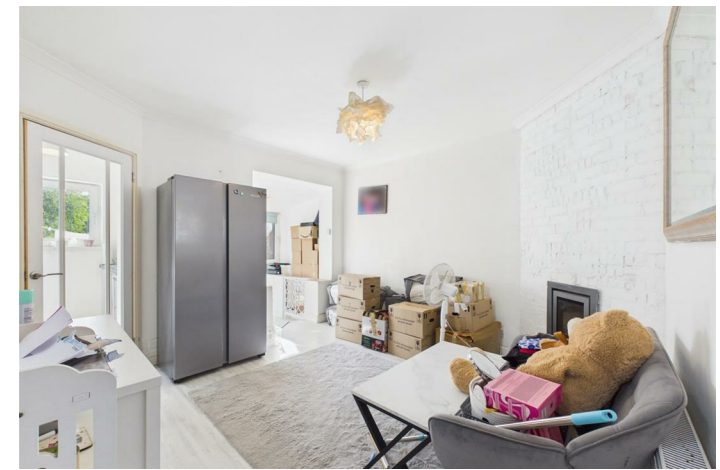




STONEHAVEN ROAD, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £315,000

FREEHOLD

A three bedroom semi-detached house offered for sale with no upper chain. The property is conveniently located close to Broadfields Retail Park, major supermarkets and a range of local schools, making it an ideal choice for families and commuters. The accommodation comprises a living room, dining room, office, kitchen, three bedrooms and a bathroom. Outside, the property benefits from a rear garden and driveway. With its practical layout, convenient location and no onward chain, this property offers an excellent opportunity for those looking to make their next move.



STONEHAVEN ROAD

- THREE BEDROOM SEMI-DETACHED HOUSE • NO UPPER CHAIN • GENEROUS REAR GARDEN • CLOSE TO MAJOR SUPERMARKETS • CLOSE TO BROADFIELDS RETAIL PARK • VERSATILE OFFICE • DRIVEWAY PARKING • DINING ROOM WITH LOG BURNER



LOCATION

Stonehaven Road is situated on the northern side of Aylesbury, offering convenient access to a wide range of local amenities and facilities. Broadfields Retail Park is nearby, providing a variety of shops, restaurants and major supermarkets for everyday convenience. The area is well served by a selection of local schools, making the location particularly suitable for families. Aylesbury town centre is also within easy reach, offering a wider choice of shopping, dining and leisure facilities. For commuters, Aylesbury railway station provides regular services towards London Marylebone and surrounding areas. The property also benefits from good road links, providing access to the surrounding towns and major road networks.

ACCOMMODATION

The property is entered via an entryway, with stairs rising to the first floor and a useful utility cupboard providing space and plumbing for both a washing machine and tumble dryer.

To the front of the property is a comfortable living room, providing a pleasant space to relax. To the rear is a separate dining room featuring an attractive log burner, creating a cosy and inviting focal point for family meals and entertaining.

Also situated on the ground floor is a versatile home

office, which benefits from a door opening directly onto the garden, making it ideal for those working from home or requiring a flexible additional living space.

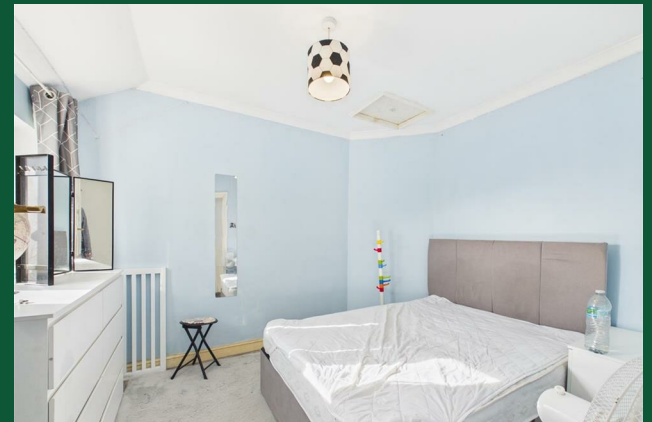
The kitchen is fitted with a range of storage units and work surfaces, incorporating an inset electric hob with oven and grill beneath. A useful storage cupboard provides additional practical space, while a door gives access to the side of the property.

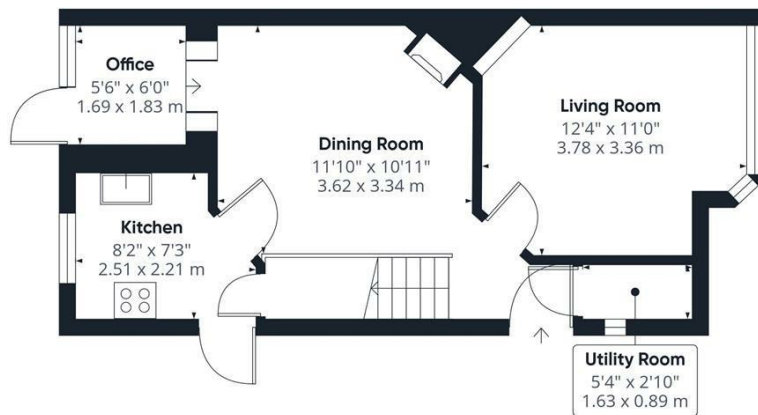
Upstairs, the accommodation comprises three bedrooms and a family bathroom.

Outside, the property enjoys a generous rear garden, featuring a patio area leading onto a good-sized lawn, complemented by a variety of established trees and shrubs, providing a mature and attractive setting. To the front, a driveway provides off-road parking.

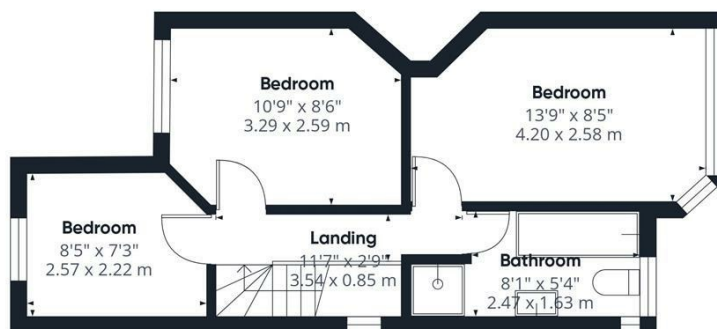
Overall, this is a well-located family home offering spacious and versatile accommodation, a generous garden and convenient access to local amenities, all with the added benefit of no upper chain.

STONEHAVEN ROAD





Ground Floor



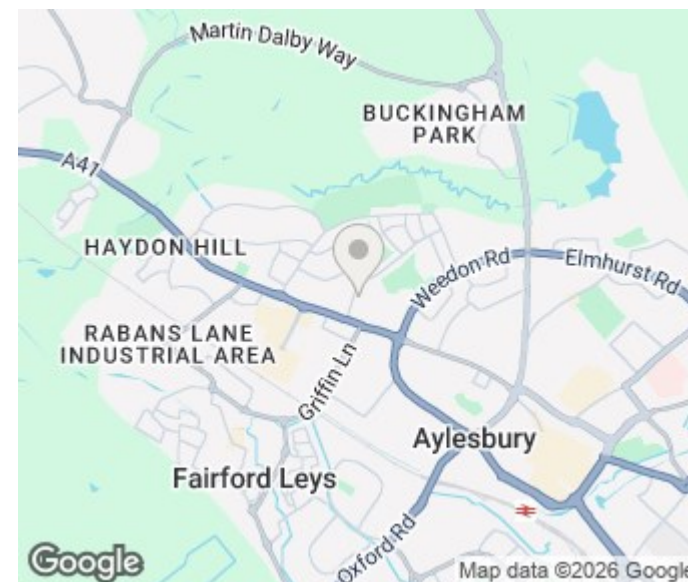
Floor 1

Approximate total area⁽¹⁾
740 ft²
68.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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