



35 The Spiert, Stone - HP17 8NJ

Guide Price £550,000

 **TIM RUSS**
& Company



35 The Spiert

Stone, Buckinghamshire

- FOUR BEDROOM DETACHED FAMILY HOME OFFERING WELL PROPORTIONED LIVING SPACE
- SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES
- PRIVATE & SECLUDED REAR GARDEN OFFERING A SUN KISSED WESTERLY ASPECT
- GARAGE, OWN DRIVEWAY
- BAY FRONTED SITTING ROOM OPENING ONTO THE DINING ROOM
- SPACIOUS KITCHEN/BREAKFAST ROOM
- UTILITY AREA & DOWNSTAIRS CLOAKROOM
- PRINCIPAL BEDROOM COMPLETE WITH EN-SUITE SHOWER ROOM



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Nestled in a sought-after location, this 4-bedroom, 2 bathroom detached family home is a true gem. Step inside to discover well-proportioned living spaces, from a bay-fronted sitting room that flows seamlessly into the dining area, perfect for entertaining guests, to the spacious kitchen/breakfast room where morning coffee tastes even better. With a private and secluded rear garden basking in the sun's golden glow, enjoy lazy afternoons and al fresco dining in your own space. For added convenience, a garage and own driveway provide ample parking space, making coming and going a breeze. The principal bedroom, complete with an en-suite shower room, offers a peaceful retreat at the end of the day, ensuring comfort and privacy.

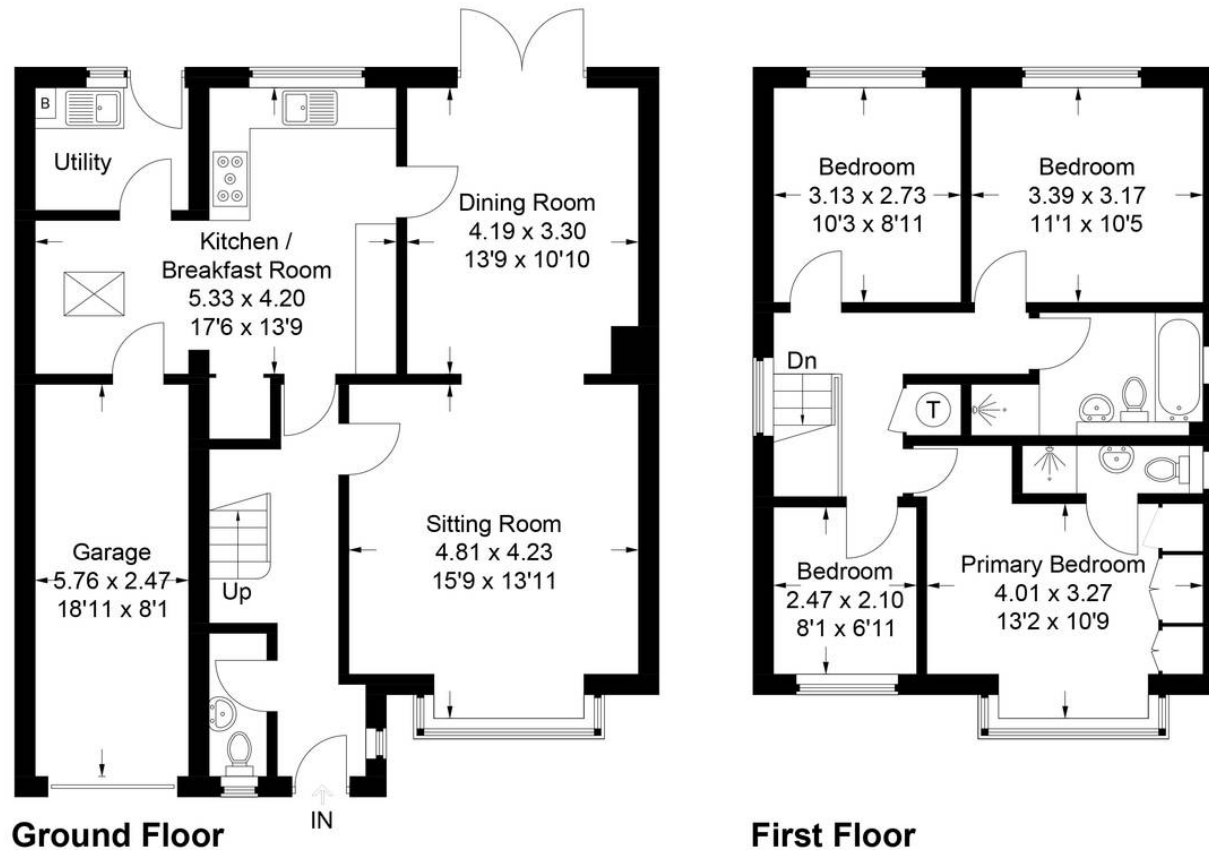
Outside, the property shines with a sun-kissed westerly aspect, allowing you to soak up the rays and embrace outdoor living. Imagine weekend barbeques with loved ones as the kids play freely in the garden. This property truly offers the best of both worlds - a serene escape from the hustle and bustle, yet close to local amenities for your daily needs. Don't miss out on the chance to call this beautiful house your home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Approximate Gross Internal Area

Ground Floor = 85.3 sq m / 918 sq ft (Including Garage)

First Floor = 55.6 sq m / 598 sq ft

Total = 140.9 sq m / 1,516 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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