



Carters Ride

| Stoke Mandeville | Buckinghamshire | HP22 5YH





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Williams Properties are delighted to showcase this superb detached family home, situated on a cul-de-sac in the heart of Stoke Mandeville village and a short walk from the mainline train station linking London Marylebone. The property benefits from an entrance hall, study/snug, kitchen, utility, downstairs wc, living room, conservatory, three bedrooms with en suite to master and a family bathroom. Outside there is an enclosed rear garden and driveway parking for a number of vehicles. Viewing is highly recommended on this wonderful property.

£475,000

## Stoke Mandeville

The property can be found located within easy reach of all amenities in the village including, shops, restaurants and the community centre. For those wishing to commute to the London, a main line station to Marylebone can be found in Stoke Mandeville and has a journey time of approx. 50 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 E

## Local Authority

Buckinghamshire Council

## Services

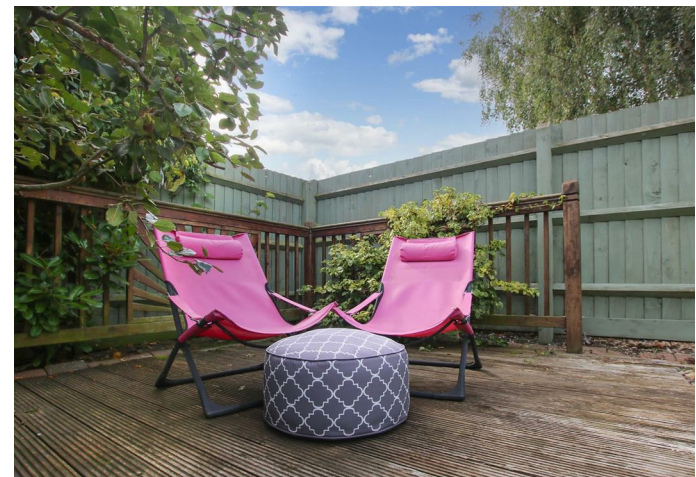
All main services available

## Entrance Hall

Enter through the front door into the entrance hall consisting of doors to the kitchen, study/snug, downstairs wc and living room. Carpeted stairs rise to the first floor.

## Study / Snug

Study/snug consists of wood flooring, window to the front aspect, wall lights, wall mounted radiator and space for a range of furniture.







- Detached House
- Walking Distance To Station
- Driveway Parking
- South West Facing Garden
- Village Location
- Utility & Cloakroom
- Three Bedrooms
- Cul-De-Sac Position

#### **Kitchen**

Kitchen consists of a range of wall and base mounted units with square edge work surfaces, inset sink bowl unit with mixer tap and window over, tiling to splash sensitive areas, inset gas hob, double oven and extractor fan. Space for fridge/freezer and dishwasher. Light fittings to ceiling, tiled flooring and opening to the utility.

#### **Utility**

Utility comprises wall and base mounted units with a square edge worktop, inset sink bowl unit with mixer tap and draining board, tiling to splash sensitive areas, space for washing machine and door to the garden.

#### **Downstairs WC**

Downstairs wc consists of a low level wc and corner hand wash basin.

#### **Living Room**

Living room consists of wood flooring, feature fireplace, light fittings to ceiling, wall mounted radiator, French style doors to the conservatory and sliding doors leading out to the rear garden. Ample space for a sofa suite and a range of other living room furniture.

#### **Conservatory**

Conservatory consists of windows to the surround, wood flooring, wall mounted radiator and doors leading out to the rear garden. Space for a range of furniture.

#### **First Floor**

Carpeted first floor landing with doors to all bedrooms, bathroom and cupboard. Access to loft space which is boarded and insulated.





The property is located on a quiet cul-de-sac in the heart of the village of Stoke Mandeville and as such is a short walk away from the local amenities and the main line train station, with regular services directly into London Marylebone. Other amenities include a village store and Post Office, three public houses and a hairdressers. There are good road links with easy access to the A4010 towards High Wycombe.



**Bedroom One**

Bedroom one consists of dual aspect windows, carpet laid to floor, built in mirrored wardrobes, wall mounted radiator and light fitting to ceiling. Door to the en suite. Space for a king size bed and other bedroom furniture.

**En Suite**

En suite is part tiled and comprises a low level wc, pedestal hand wash basin and enclosed shower cubicle. Tiled flooring and a frosted window to the side aspect.

**Bedroom Two**

Bedroom two consists of a window to the rear aspect, built in mirrored wardrobe, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

**Bedroom Three**

Bedroom three consists of a window to the rear aspect, built in mirrored wardrobe, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a single bed and other bedroom furniture.

**Family Bathroom**

Family bathroom is part tiled and comprises a low level wc, pedestal hand wash basin and a panelled bathtub. Tiled flooring and frosted window to the front aspect.

**Rear Garden**

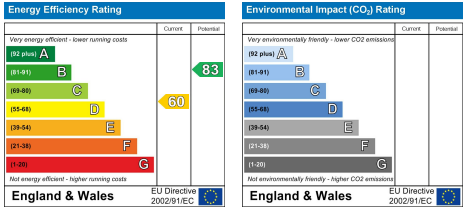
South west facing fully enclosed rear garden with a paved patio area, raised decking area, shrub borders with grass laid to the remainder.

**Driveway**

Driveway parking for a number of vehicles. Paved footpath leading to the front door alongside a small grass area.

**Buyer Notes**

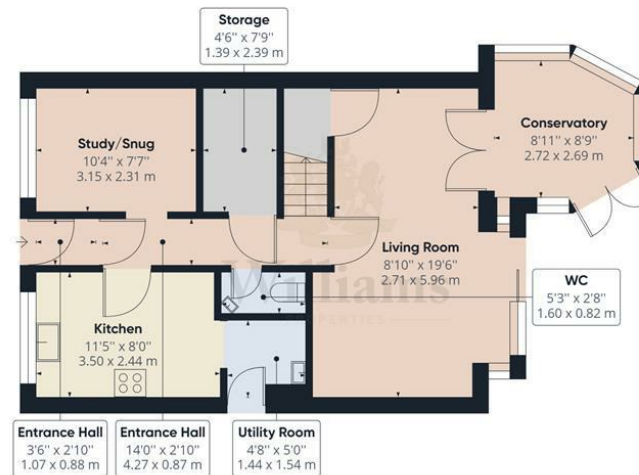
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



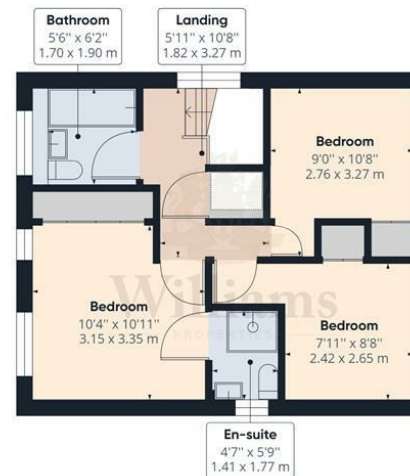








Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**  
1036.70 ft<sup>2</sup>  
96.31 m<sup>2</sup>

(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.

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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.