



17 Athens Avenue

Stoke Mandeville | Aylesbury | Buckinghamshire | HP21
9GS



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Williams Properties are delighted to offer to the market this well presented four bedroom house in Stoke Mandeville, Aylesbury. The property is close to Stoke Mandeville hospital and consists of an entrance hall, living room, kitchen/diner, downstairs cloakroom, four bedrooms, an en suite and family bathroom. Outside there is an enclosed rear garden, garage & driveway parking. Viewing is highly recommended on this lovely home.

£525,000

- Four Bedroom House
- Southside Location
- Quiet Cul-De-Sac Location
- Open Plan Kitchen/Diner
- Garage & Parking
- En Suite and Family Bathroom
- Semi Detached
- Viewing Highly Recommended

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

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into the entrance hall with doors to the cloakroom, kitchen/diner and living room. Carpeted stairs rise to the first floor.

Living Room

This living room consists of a large bay window to the front aspect, light fitting to ceiling, carpet laid to floor, radiator, under stairs cupboard and space for a sofa set and a range of other furniture.



The property is located in Stoke Mandeville and offers residents easy access to major road and transport links, as well as being a short distance away from a main line train station. Local schools include William Harding Combined School and Stoke Mandeville Combined School



Kitchen/Diner

This generously sized kitchen/diner consists of a range of wall and base mounted units with worktops including an inset sink bowl unit with mixer tap, inset gas hob, double oven and splashback and an integrated fridge/freezer. Wood effect flooring, a wall mounted radiator, a door to a storage cupboard, double doors to the enclosed rear garden, a window to the rear aspect and space for a dining table set.

Cloakroom

This downstairs cloakroom is comprised of a heated towel rail, pendant lights to the ceiling, a hand wash basin with a mixer tap and a low level WC

First Floor Landing

This first floor landing is comprised of carpeted flooring, two pendant lights to the ceiling and doors to all four bedrooms and the family bathroom.

Bedroom

This bedroom features carpeted flooring, a window to the front aspect, a wall mounted radiator, a storage cupboard and a pendant light to the ceiling.

Bedroom

This bedroom is comprised of a window to the rear aspect, a pendant light to the ceiling, carpeted flooring and a wall mounted radiator.

Bedroom

This bedroom features carpeted flooring, a window to the front aspect, a wall mounted radiator, a pendant light to the ceiling, an inset wardrobe and a door to the en suite. Space for a double bed and other bedroom furniture

En Suite

This en suite features spotlights to the ceiling, a low level WC, hand wash basin with a mixer tap, shower unit and a heated towel rail.

Bathroom

This bathroom is comprised of spotlights to the ceiling, wood effect flooring, a low level WC, hand wash basin with a mixer tap, heated towel rail and a panelled bath with a shower and screen.

Bedroom

This bedroom features a pendant light to the ceiling, a window to the rear aspect, carpeted flooring, a wall mounted radiator and space for typical bedroom furniture.

Garden

This enclosed rear garden is comprised of a paved patio leading to a gate to the driveway at the side of the property and a side door to the garage. Grass lawn laid to the remainder.

Garage & Driveway

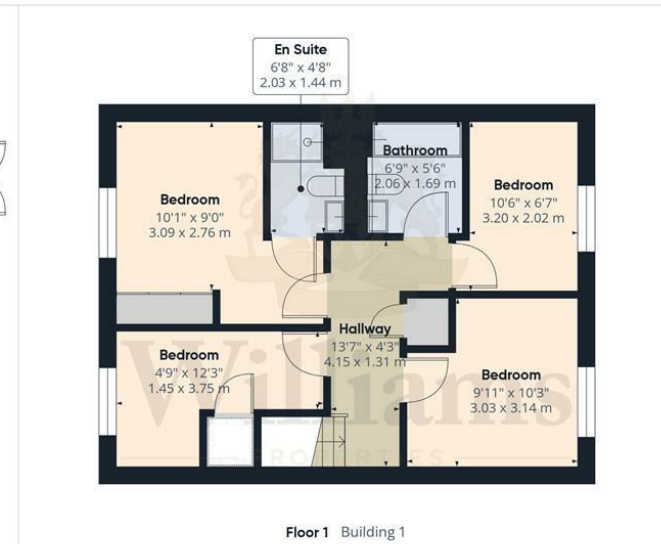
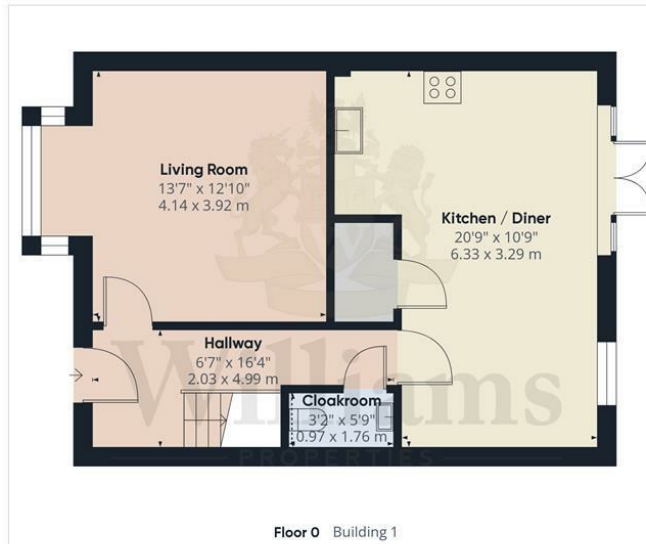
There is a single garage with side access from the garden, an up and over door and driveway parking for two cars.


Buyer Notes

There is an estate charge of £300 on this property

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(00-00) C		
(55-68) D			(00-00) D		
(39-54) E			(00-00) E		
(21-38) F			(11-20) F		
(1-20) G			(11-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



	
<p>Approximate total area[®]</p> <p>1301.14 ft²</p> <p>120.88 m²</p>	
<p>Reduced headroom</p> <p>0.68 ft²</p> <p>0.06 m²</p>	
<p>(1) Excluding balconies and terraces</p>	
<p>Reduced headroom</p> <p>..... Below 5 ft/1.5 m</p>	
<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p>	
<p>GIRAFFE 360</p>	