



Station Road

Stoke Mandeville | Aylesbury | Buckinghamshire | HP22
5UL



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Williams Properties are delighted to bring to the market this well presented three bedroom semi-detached house in the popular village of Stoke Mandeville. The property has been extended and consists of an entrance hall, living room, kitchen/diner, utility & cloakroom, conservatory, three bedrooms and family bathroom. Outside there is a low maintenance garden and driveway parking for multiple vehicles. Viewing is highly recommended on this superb property.

Guide price £575,000

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 D

Local Authority

Buckinghamshire Council

Services

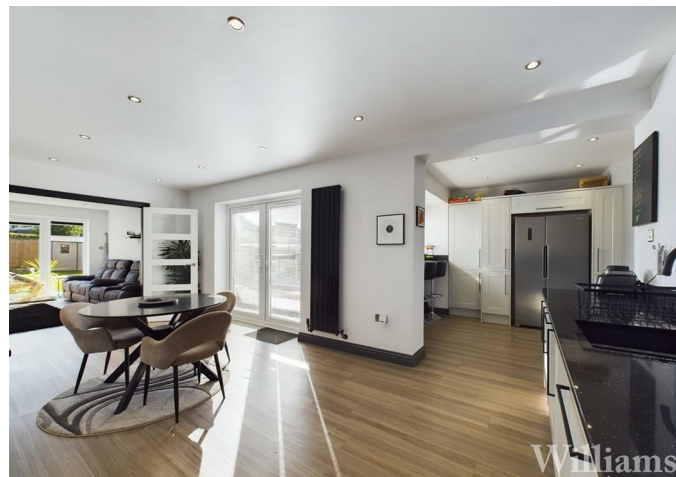
All main services available

Entry

Enter through the front door into the porch with space for coats & shoes, a further door leads into the inner hallway.

Hallway

Doors to the living room, kitchen and under stairs cupboard. Stairs rise to the first floor.





- Popular Location
- Driveway For Multiple Vehicles
- Utility & Cloakroom
- Well Presented Throughout
- Three Bedroom House
- Large Rear Garden
- Close To Train Station
- Viewing Highly Recommended

Living Room

Living room consists of a bay window to the front aspect, spotlights to ceiling, carpet laid to floor, radiator and French doors leading out to the rear garden. Space for a sofa set, dining table and chairs and other furniture.

Kitchen / Diner

Kitchen consists of a range of wall and base mounted units with square edge worktops, inset one and half sink bowl unit with mixer tap and window over, inset electric hob and overhead extractor, integrated double oven and dishwasher, space for an American style fridge/freezer. Breakfast bar with space for bar stools, wood effect flooring, radiator, spotlights to ceiling, doors to the front of the property, leading out to the rear garden, utility and double doors to the conservatory. Space for a dining table set.

Utility

Comprising of wall and base mounted units and space for washing machine and tumble dryer. Door to the WC.

WC

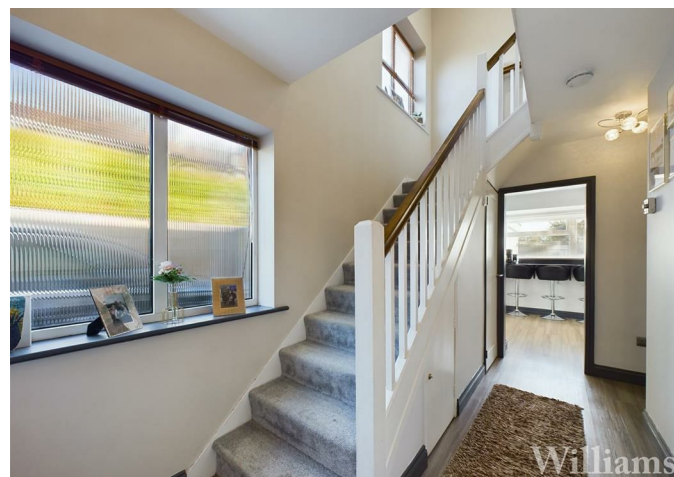
WC consists of a hand wash basin and low level wc.

Conservatory

Conservatory consists of wood effect flooring, spotlights to ceiling, radiator, sky light and French doors to the rear garden. Space for a range of furniture.

First Floor

Doors to all three bedrooms and bathroom. Access to the loft space.



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



Bedroom

Master bedroom consists of built in wardrobes, bay window to the front aspect, carpet laid to floor, spotlights to ceiling and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, spotlights to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator, spotlights to ceiling and space for a single bed.

Bathroom

Bathroom comprises a low level wc, hand wash basin unit with storage, bathtub with shower attachment, rainfall shower and screen, tiling to splash sensitive areas, heated towel rail, airing cupboard and a frosted window.

Rear Garden

Paved patio leads to an expanse of lawn laid, shingle area, garden shed, outside light and tap, all fully enclosed with timber fencing.

Parking

Gravelled driveway with parking 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(01-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



