



bonners & babingtons

Robin Close  
Stoke Mandeville



Roblin Close  
Stoke Mandeville  
Aylesbury  
Buckinghamshire  
HP21 9DT

Offers Over - £550,000

A beautifully presented four bedroom detached family home positioned within a quiet no through road within the sought after village of Stoke Mandeville. The property is also within close proximity of Stoke Mandeville hospital, local supermarkets, transport & excellent primary / secondary schools.

The property accommodation comprises of the following, spacious entrance hallway with downstairs toilet, good sized open plan living / dining room with patio doors opening to the sunny rear garden and a modern kitchen with waist height and eye level cupboards, utility cupboard and door leading to side access.

Upstairs you will find a master bedroom with bay window which has a dressing table, two further double bedrooms, single bedroom and a modern family bathroom with bath and over head shower.

To the rear, a sliding patio door opens out to the private, sunny rear garden with patio area, perfect for alfresco dining on those warm summer evenings. There are also pretty, mature borders full of plants and shrub`s for any keen gardeners.

To the front, a large brick laid driveway with parking for four cars, front garden and a single garage with power.

There is also the potential to convert the current garage in to further living accommodation. This would create a good sized second reception room / study if required.

Other notable features include, mains gas central heating system, double glazed windows and loft storage space.





## Stoke Mandeville

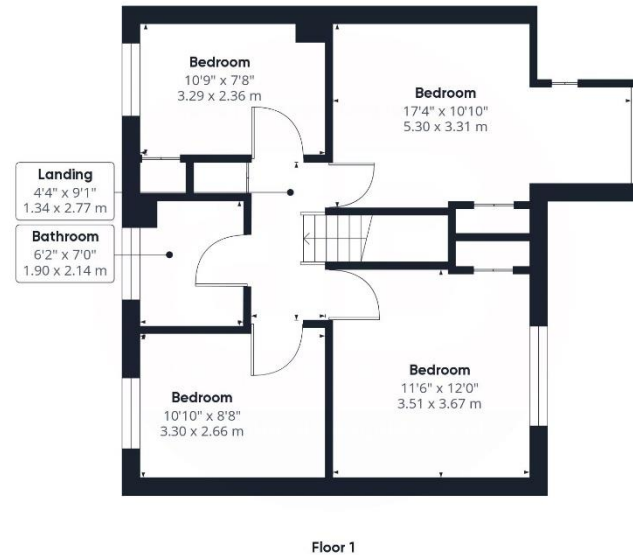
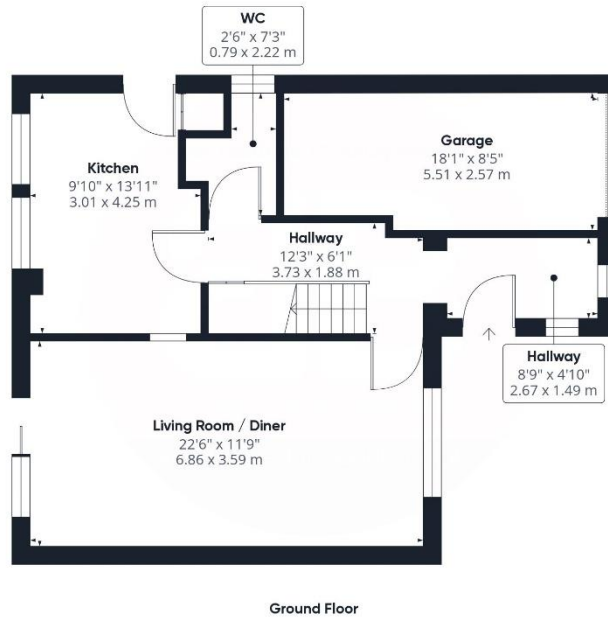
The sought after village of Stoke Mandeville benefits from a village store and ASDA supermarket, mainline station running to London Marylebone (c50 minutes) and public houses plus a restaurant. Nearby is the famous Stoke Mandeville Hospital and the Guttman Sport Centre with its running track, swimming pool and gym. The market town of Aylesbury is close by and provides varied shopping and leisure facilities.



Council Tax Band - E

EPC Rating - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
84-91	B		
74-83	C	69	83
69-73	D		
55-68	E		
49-54	F		
45-48	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
1288.99 ft<sup>2</sup>  
119.75 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.

GIRAFFE360

#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

78 High Street, Princes Risborough,  
Buckinghamshire, HP27 0AX

01844 343661

www.bb-estateagents.co.uk

