



Station Road, Stoke Mandeville, Bucks, HP22 5UL



Christopher Pallet

Professional advice since 1973

Station Road,
Stoke Mandeville,
Bucks,
HP22 5UL

Guide Price £425,000
Freehold

Located in this popular Buckinghamshire village is this attractive semi detached three bedroom home which requires updating to release the full potential. The property has been extended in the past to provide a larger kitchen. Situated on a large plot which can be only be appreciated by an internal viewing. For an appointment to view please call Christopher Pallet the vendors sole selling agent at your earliest opportunity.

The accommodation comprises; entrance hall, cloakroom, living room, sitting room, dining room, kitchen, lean to, three bedrooms, bathroom, single garage, large gardens to front and rear.

The property is situated in the popular village of Stoke Mandeville, conveniently located just a short walk from the local primary school, church, local shop, pubs /restaurants and mainline station to London Marylebone. The nearby town of Aylesbury offers more extensive shopping facilities. The superb golf course at Ellesborough is a short drive away. The surrounding countryside offers an abundance of footpaths, bridleways and places of historical interest.





A Semi Detached Home
Requiring Updating To Release The
Full Potential



On The Ground Floor

The porch opens to a light entrance hall with the stairs rising to the right with a cloakroom under and doors to the main reception rooms. On the left is the living room with a fireplace and a window to the front . The sitting room over looks the rear garden. The dining room has a window to the side and leads to the kitchen. There are floor standing units providing storage, a double drainer sink, window to rear and a door to the side lean too which opens to both the front and rear garden.

On The First Floor

The landing leads to all three bedrooms and the bathroom, there is also a storage cupboard and access to the loft.

Outside

The front garden is gated with a driveway for several cars, access to the garage and a lawn with mature shrub and flowering plants to the side. The large rear garden is in excess of 110ft mainly lawn with a variety of plants, mature fruit trees and a garden shed.



Directions

Leave Wendover on the A413 Wendover road into Stoke Mandeville. Turn left at the roundabout into Station road and over the railway line the property is on the left hand side.

Council Tax: Band D

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing and Contact Details



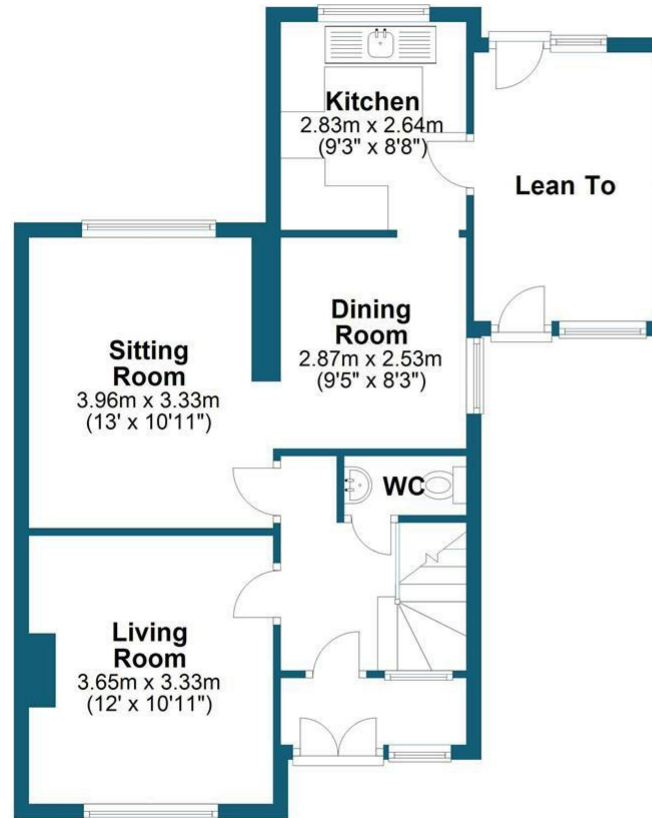
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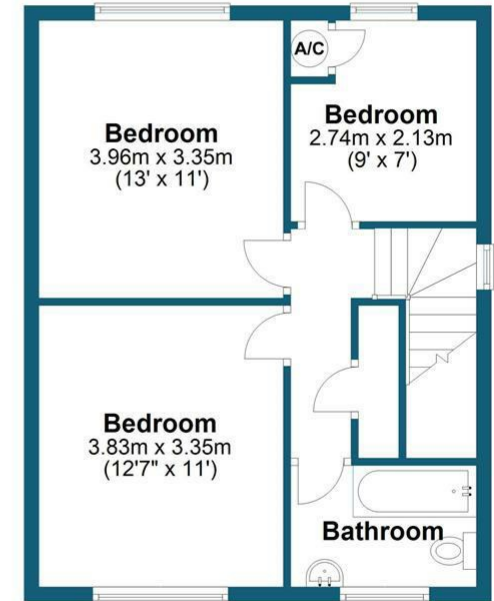
Ground Floor

Approx. 60.8 sq. metres (654.5 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 106.8 sq. metres (1149.4 sq. feet)
For illustration purposes only - not to scale



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