



## WISEMAN CLOSE, DEERHURST, AYLESBURY

OFFERS IN EXCESS OF £500,000  
FREEHOLD

Spacious four bedroom detached family home located on the south side of Aylesbury, close to Stoke Mandeville Hospital and offering excellent road links to London and High Wycombe. The property features a dining room, living room, kitchen, utility, cloakroom and conservatory. Upstairs comprises four bedrooms, including a master with en suite, and a family bathroom. Outside benefits include a private garden, garage and driveway parking.



# WISEMAN CLOSE

- SOUTHSIDE OF AYLESBURY • FOUR BEDROOM DETACHED FAMILY HOME • CLOAKROOM AND UTILITY • CONSERVATORY WITH UNDERFLOOR HEATING • MASTER BEDROOM WITH EN SUITE • ENCLOSED REAR GARDEN • GARAGE AND DRIVEWAY PARKING • CLOSE TO STOKE MANDEVILLE HOSPITAL • EXCELLENT ROAD LINKS • WELL PRESENTED HOME



## LOCATION

Situated on the southern outskirts of the town with good access towards London, High Wycombe and the M40. This well-regarded area is situated within walking distance of Stoke Mandeville Hospital and borders open countryside. There are two schools within short walking distance as-well as a community centre and convenience store on the estate.

## ACCOMMODATION

The property opens with a welcoming entrance hall featuring stairs to the first floor and a convenient storage cupboard. There is a cloakroom with WC and wash basin. The dining room flows through to the living room, creating an open and versatile entertaining space with doors leading into the conservatory, which benefits from underfloor heating and doors opening out to the rear garden.

The kitchen is fitted with a range of units and includes an inset gas hob with splashback and cooker hood, integrated oven and grill, and space for a fridge and dishwasher. A separate utility room provides additional storage and appliance space for a washing machine and tumble dryer.

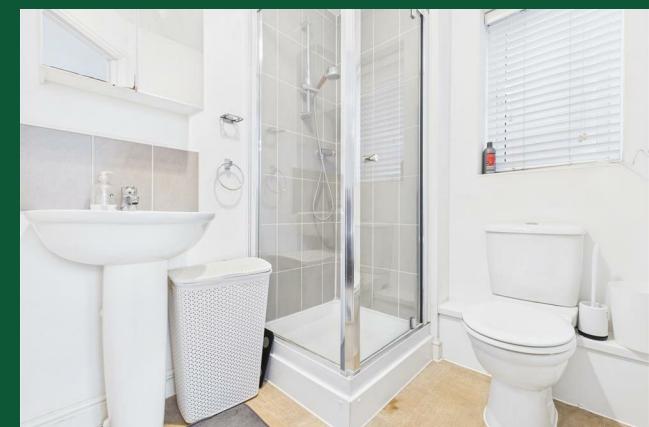
Upstairs, the first floor landing offers an airing cupboard and access to the loft. The master bedroom features built-in wardrobes and a private en suite shower room. There are three further bedrooms

and a well-appointed family bathroom.

Outside, the enclosed rear garden enjoys a paved patio area and lawn, ideal for outdoor dining and family activities. Additional features include a courtesy door to the garage, side gate access and external power points.

The garage is fitted with an electric up-and-over door, power, lighting and insulation, offering flexibility for storage or workspace. To the front, the driveway provides off road parking for two vehicles.

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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1398.00 sq ft

**Tenure** – Freehold





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

1398 ft<sup>2</sup>  
129.8 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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