



Connells

Walnut Tree Court Pitts Close
Stoke Mandeville AYLESBURY

Walnut Tree Court Pitts Close Stoke Mandeville AYLESBURY HP22 5BN

for sale offers in excess of
£332,500



Property Description

Elegant Three-Bedroom cluster Home with Open-Field Access and Landscaped Garden.

Nestled in a charming courtyard just off Wendover Road in the highly desirable village of Stoke Mandeville, this beautifully presented three-bedroom residence combines contemporary living with idyllic countryside charm

Boasting direct gated access to open fields, the property also offers off-road courtyard parking, a timber-framed carport, and secure gated entrance to the landscaped garden at the front of the property —perfect for privacy and outdoor enjoyment.

Step inside to a welcoming entrance porch leading into a bright and spacious open-plan lounge and dining area, ideal for relaxed living or stylish entertaining. The recently refurbished kitchen brings a sleek, modern aesthetic, thoughtfully laid out to maximise functionality and flair.

Upstairs, you'll find three generously proportioned double bedrooms along with a well-appointed, luxurious bathroom suite that promises comfort and convenience.

Additional highlights include a sizeable timber storage shed and a prime location close to local amenities such as schools, shops, parks, gyms, excellent transport links, and Stoke Mandeville Hospital.

Entrance Porch

Door to front, wood effect flooring.

Lounge

16' Max x 16' 4" Max (4.88m Max x 4.98m Max)

Window to side aspect, laminate underfoot, radiator.

Dining Room

10' 10" Max x 8' 7" Max (3.30m Max x 2.62m Max)

French doors to front, laminate underfoot, radiator.

Kitchen

10' 3" Max x 5' Max (3.12m Max x 1.52m Max)

Window to side aspect, wall and base units, integrated electric oven and hob with extractor hood, integrated dishwasher, space for fridge/freezer, washing machine, boiler, sink/drain.

First Floor Landing

Bedroom Two

10' 11" Max x 8' 9" Max (3.33m Max x 2.67m Max)

Window to front aspect, carpet, radiator.

Bedroom Three

11' 4" Max x 7' 10" Max (3.45m Max x 2.39m Max)

Window to side aspect, carpet, radiator.

Bathroom

Window to front aspect, bath with mixer taps and overhead shower, WC, wash hand basin, radiator.

Second Floor

Bedroom One

Irregular Shaped Room 12' 11" Max x 12' 2" Max (3.94m Max x 3.71m)

Skylight to front, storage cupboard, large wardrobe (included in sale price), carpet underfoot, radiator.

Outside

Garden

Sandstone patio, laid lawn and enclosed fencing.

Outbuilding / Carport

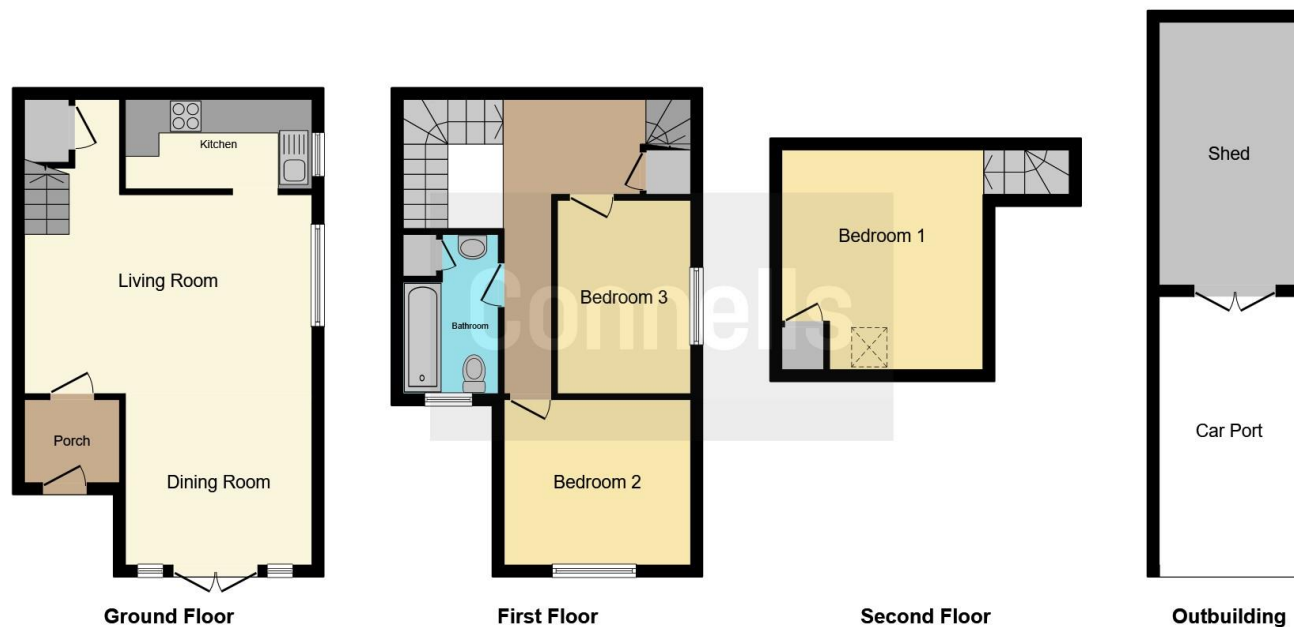
19' 10" Max x 9' 10" Max (6.05m Max x 3.00m Max)

Double doors to front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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2 Temple Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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