



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
£240,000



Property Description

Nestled in the heart of Stoke Mandeville, this delightful one-bedroom home with versatile loft room offers a perfect blend of comfort, style, and flexibility—ideal for first-time buyers, downsizers, or savvy investors.

As you step through the front door, you're welcomed into a spacious living room, where a large front-aspect window floods the space with natural light, creating a warm and inviting atmosphere. Beyond the lounge lies a well-appointed kitchen, featuring elegant marble countertops, tiled flooring, a range of wall and base units, an integrated fridge/freezer, and an electric hob and oven—perfect for both everyday cooking and entertaining. Upstairs, the double bedroom is carpeted and enjoys a front-facing window, with stairs leading to a loft room above. The contemporary bathroom is fitted with a bath and mixer tap, complemented by an overhead shower. The loft room itself is a bright and flexible space, complete with a skylight window, making it ideal for use as a home office, creative studio, or even a second bedroom.

Externally, the property benefits from a front driveway, a neatly laid lawn, patio area, and post fencing. This delightful home is perfect for those seeking a peaceful setting with practical living spaces and modern finishes.

Stoke Mandeville village is 2 miles from Aylesbury. The village has 3 pubs including a restaurant at The Woolpack, local Post

Office/shop, St Marys Church and Mainline Station connecting to London Marylebone.

Lounge

11' 2" MAX x 16' 1" MAX (3.40m MAX x 4.90m MAX)

Door to front

Window to front

Laminate underfoot

Radiator

Kitchen

5' 1" max x 10' 9" max (1.55m max x 3.28m max)

Window to side

Tiling underfoot

Wall and base units

Electric hob and oven

Integrated fridge freezer

Marble counter tops

Bedroom One

16' 6" max x 10' 8" max (5.03m max x 3.25m max)

Window to front

Carpet underfoot

Radiator

Stairs to loft room

Bathroom

Window to front

Part tiling

WC

Washhand basin

Bath/mixer with shower

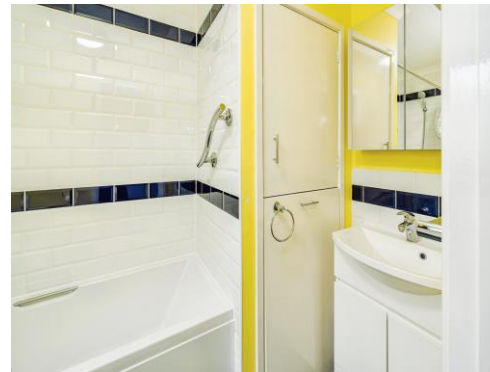
Airing cupboard

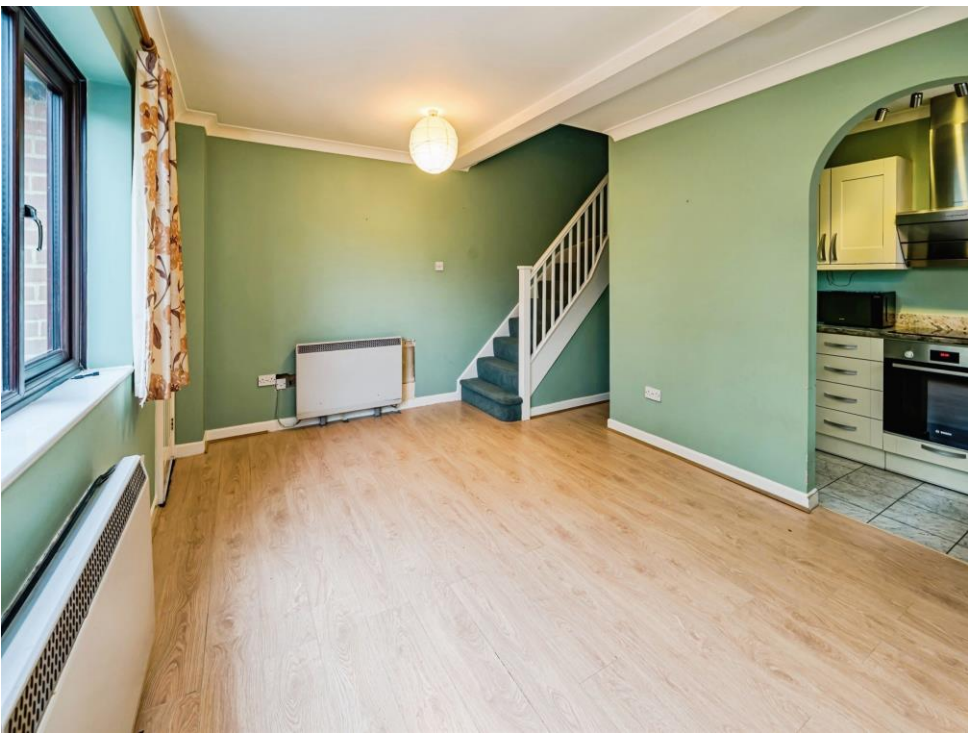
Loft Room

12' 11" max x 11' 11" max (3.94m max x 3.63m max)

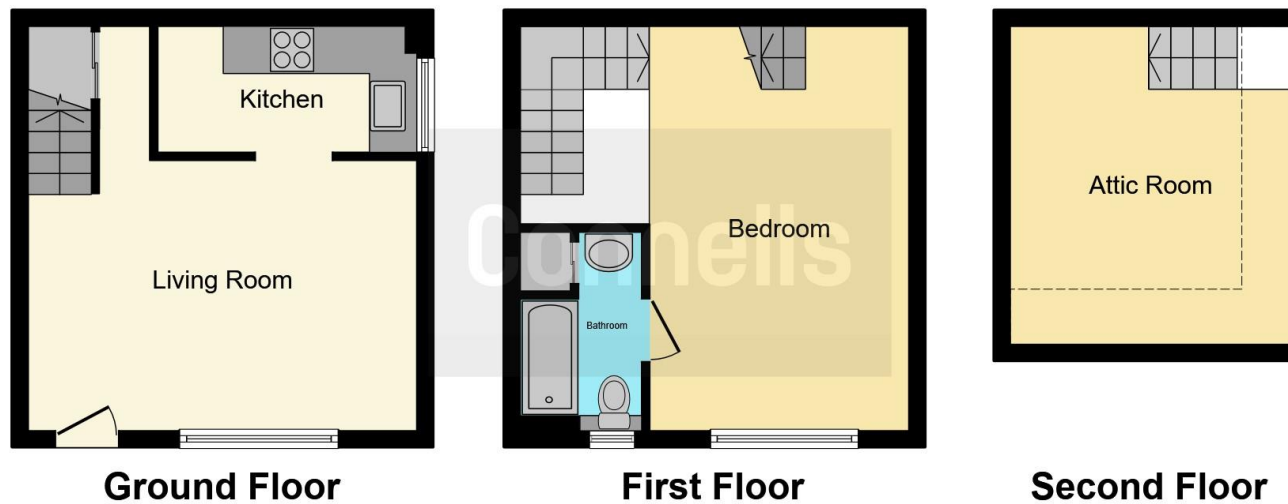
Skylight window to front

Carpet underfoot









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
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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