



**Connells**

Lower Road  
Aylesbury Stoke Mandeville



# Lower Road Aylesbury Stoke Mandeville HP22 5XA

for sale offers in excess of  
**£460,000**



## Property Description

Tucked away in a peaceful corner of Stoke Mandeville, this charming three-bedroom residence offers exceptional potential and generous living space—perfect for families, professionals, or anyone seeking a quiet retreat with countryside views.

Step through the welcoming porch and into a thoughtfully laid-out ground floor. The spacious lounge features a cosy gas fireplace and flows seamlessly into the dining room via a graceful archway, creating an ideal setting for entertaining or relaxed family meals. Patio doors open directly onto the rear garden, inviting natural light and offering easy access to outdoor living.

The kitchen is bright and airy, fitted with a range of wall and base units, an electric oven and hob, and ample space for additional appliances. A contemporary family bathroom with a full-size bath adds convenience, while a separate study provides the perfect work-from-home setup.

Upstairs, you'll find three well-proportioned bedrooms, including a master with built-in wardrobes. A second family bathroom, complete with a modern shower cubicle, serves the upper floor

Outside, the property truly shines. The extensive driveway accommodates multiple vehicles with ease, and the fully enclosed rear garden offers generous space and stunning views over open fields.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

## Entrance Porch

Door to front  
Tiling underfoot

## Study

7' 4" x 4' 9" ( 2.24m x 1.45m )  
Window to front  
Carpet underfoot  
Radiator

## Lounge

14' 9" max x 11' 9" max ( 4.50m max x 3.58m max )  
Patio doors to rear  
Window to front  
Radiator  
Wood flooring underfoot

Gas fireplace

Dining Room

11' 6" max x 11' 8" max ( 3.51m max x 3.56m max )  
Patio doors to rear  
Window to front  
Raditator  
Wood flooring underfoot

Kitchen

14' 8" max x 11' 1" max ( 4.47m max x 3.38m max )  
Window to side  
Window to front  
Laminate underfoot  
Wall and base units  
Electric hob and oven  
Part tiling  
Understairs cupboard

Bedroom One

14' 5" max x 11' 9" max ( 4.39m max x 3.58m max )  
Window to front  
Window to rear  
Carpet underfoot  
Radiator  
Built in wardrobe

Bedroom Two

14' 9" max x 11' 9" max ( 4.50m max x 3.58m max )  
Window to rear  
Carpet underfoot  
Radiator  
Airing cupboard

Bedroom Three

11' 6" max x 7' 9" max ( 3.51m max x 2.36m max )  
Window to front  
Carpet underfoot  
Radiator  
Storage Cupboard

Bathroom

Window to side  
Fully tiled  
WC  
Wash hand basin  
Bath/mixer  
Laminate underfoot  
Radiator  
Space for dryer

Wet Room

Window to side  
Laminate underfoot  
WC  
Wash hand basin  
Shower cubicle  
Radiator  
Part tilng

Outside Study

11' 5" max x 8' 3" max ( 3.48m max x 2.51m max )  
Window to side

Rear Garden



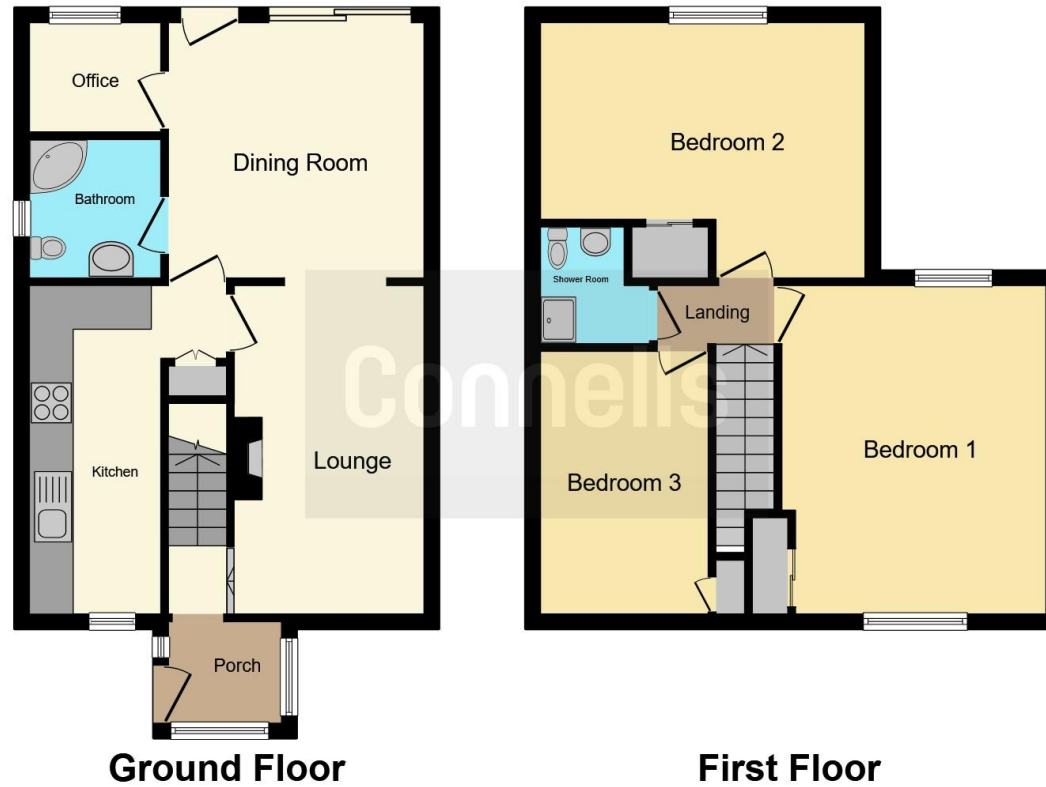












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312492](http://connells.co.uk/Property/ALS312492)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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