



**Station Road, Stoke Mandeville Aylesbury HP22 5UA**



**welcome to**

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Brown & Merry are pleased to offer for sale this individual and non-estate extended detached bungalow being situated on a large plot with scope to further extend (stpp). The bungalow is situated within the popular village of Stoke Mandeville, close to local railway station and offered for sale with no upper chain. The bungalow features entrance hall, living room, kitchen/family/dining room, three well-proportioned bedrooms, four piece bathroom suite and cloakroom, ample parking area, garage and large rear garden. **MUST BE VIEWED.**



## Accommodation Comprises

### Entrance Hall

### Living Room

14' 7" max x 16' 11" max ( 4.45m max x 5.16m max )

### Family/Dining Room

13' 11" x 10' 11" ( 4.24m x 3.33m )

### Kitchen

11' 11" max x 10' 7" max ( 3.63m max x 3.23m max )

### Bedroom One

12' 1" x 11' 5" ( 3.68m x 3.48m )

### Bedroom Two

9' 11" x 8' 11" ( 3.02m x 2.72m )

### Bedroom Three

12' 6" x 11' ( 3.81m x 3.35m )

### Bathroom

### Sep Wc

### Outside

### Rear Garden

### Driveway & Garage

### Agent Notes

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.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Station Road, Stoke Mandeville Aylesbury

- INDIVIDUAL DETACHED BUNGALOW
- VILLAGE LOCATION
- LARGE PLOT
- POTENTIAL TO EXTEND (STPP)
- MUST BE VIEWED

Tenure: Freehold EPC Rating: C

**£675,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL113934 - 0001

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