

Station Road, Stoke Mandeville Aylesbury HP22 5UA



welcome to

Station Road, Stoke Mandeville Aylesbury

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

Tenure: Freehold EPC Rating: C

Guide price

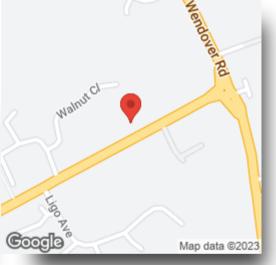
£650,000





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Please note the marker reflects the postcode not the actual property



Property Ref: AYL113934 - 0005 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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