



Wendover Road

Stoke Mandeville | Aylesbury | Buckinghamshire | HP22
5TD



Wendover Road

Stoke Mandeville | Aylesbury | Buckinghamshire | HP22 5TD

Welcome to Wendover Road, Stoke Mandeville, Aylesbury. This detached house boasts 4 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms and 3 bathrooms, there is plenty of room for the whole family to enjoy. Situated in a desirable location, this older property offers fantastic transport links and is close to local amenities.

Offers in excess of £675,000

- Four Bedroom Detached House
- Three Bathrooms
- Fantastic Transport Links
- Front & Rear Gardens
- Village Location
- Large Driveway
- Multiple Reception Rooms
- Viewing Highly Advised

Stoke Mandeville

The property can be found located within easy reach of all amenities in the village including, shops, restaurants and the community centre. For those wishing to commute to the London, a main line station to Marylebone can be found in Stoke Mandeville and has a journey time of approx. 50 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the hall with doors to the family room, living room, kitchen, dining room, study, wc and stairs rising to the first floor.

Family Room

Dual aspect room with space for a range of furniture.

Living Room

Living room consists of a feature brick built fireplace with log burner, window to the side aspect, light pendants to ceiling and doors leading out to the rear garden. Space for a large sofa suite and other furniture.



Williams



Williams



Williams



The property is ideally located close to the Stoke Mandeville train station, which provides mainline services directly into London, Marylebone in under one hour. The M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either at Beaconsfield or Thame.



Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, space for a range style cooker, dishwasher and under counter fridges. Tiled flooring, window to the rear aspect and doors to the utility and leading out to the rear garden.

Utility

Utility room with space for washing machine and tumble dryer, wall mounted boiler and water cylinder.

Dining Room

Dining room consists of a window to the side aspect and space for a large dining table set and other furniture.

Study

Study consists of a window to the side aspect and space for a range of office furniture.

WC

Comprises a hand wash basin and wc.

First Floor

Doors to all bedrooms and bathroom.

Bedroom & En Suite

Bedroom consists of a window to the rear aspect, radiator and space for a king size bed and other furniture. En suite comprises a wc, hand wash basin and enclosed shower cubicle. Boarded loft storage.

Bedroom & En Suite

Bedroom consists of a window to the rear aspect, radiator and space for a king size bed and other furniture. En suite comprises a wc, hand wash basin and enclosed shower cubicle. Boarded loft storage.

Bedroom

Bedroom consists of a window to the front aspect, radiator and space for a double bed and other furniture. Boarded loft storage.

Bedroom

Bedroom consists of a window to the front aspect, radiator and space for a double bed and other furniture. Boarded loft storage.

Bathroom

Bathroom comprises a wc, standalone bathtub, double hand wash basin, enclosed shower cubicle, radiator and spotlights to ceiling.

Rear Garden

Enclosed rear garden with a raised decking area, pergola, paved patio, grass laid to the remainder with shrubs, plants and bushes.

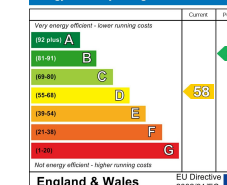
Front Garden & Parking

Gravelled frontage with parking for multiple vehicles. Shrub border, grass area and established trees, plants and bushes.

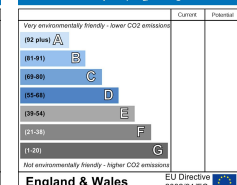
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating

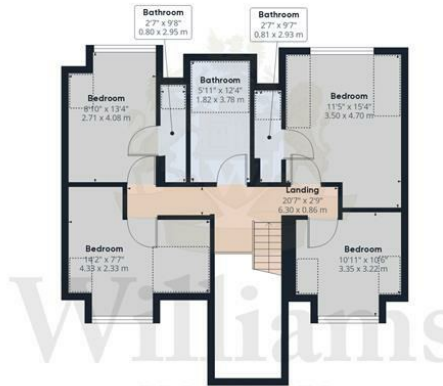


Environmental Impact (CO₂) Rating





Floor 0



Floor 1



Approximate total area⁽¹⁾
 1964.97 ft²
 182.55 m²

Reduced headroom
 131.74 ft²
 12.24 m²

(1) Excluding balconies and terraces.

⌋ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Williams Properties
 8-10 Temple Street
 Aylesbury
 Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
 Web: www.williams.properties
 Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.