



4 Eskdale Road

| Stoke Mandeville | Bucks | HP22 5UJ



4 Eskdale Road

| Stoke Mandeville | Bucks | HP22 5UJ

Williams Properties are delighted to bring to the market this excellent, recently refurbished, extended four bedroom semi-detached house in the sought after village of Stoke Mandeville in Aylesbury, a five minute walk from the mainline train station, village store and Post Office, and three popular public houses/restaurants. This property is in immaculate condition throughout and consists of a living room, kitchen/Diner, utility Room, downstairs WC, three bedrooms and bathroom on the first floor and a master bedroom and ensuite to the second floor. Outside there is a generous size rear garden with a garden bar and a garden games room perfect for family entertainment. Viewing is highly recommended, ideal for a family home.

Offers in excess of £525,000

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 C

Local Authority

Buckinghamshire Council

Services

All main services available.

Entrance

Enter via the front door into the entrance hall and consists of luxury vinyl flooring, window to the front aspect, spot lighting and separate light fitting to the ceiling, space for coats and shoes and built in bespoke under stairs storage units. There are doors leading to the living room, kitchen/diner and downstairs w/c.

Kitchen/Diner

The kitchen/diner consists a range of wall and base mounted units, with granite worktops. tiled to splash sensitive areas, a range cooker and overhead extractor, sink, draining board and mixer tap. There is space for a dishwasher and fridge/freezer. Window to the rear aspect over looking the rear garden, storage cupboard and a door leading into the utility room and a further door leading into the rear garden. There is space for a dining table and chairs.

Utility Room

The utility features a worktop, space for washing machine and tumble dryer, extractor fan, light fitting to the ceiling, door leading into the kitchen and the wall mounted combi boiler.





- Sought After Location
- Semi-Detached
- Garden Bar And Games Room
- Walking Distance To Shop
- Four Bedrooms
- Large Landscaped Garden
- Potential To Extend STPP
- Walking Distance to Train Station

Living Room

The Living room consists of luxury vinyl laid to the floor, light fittings to the ceiling, fitted shelving, feature fireplace, window to the front aspect and patio doors leading into the garden. There is space for a three piece suite, dining set and a range of other living room furniture.

Downstairs W/C

The downstairs WC consists of tiles laid to splash sensitive areas, light fitting to the ceiling, vinyl flooring laid to the floor and a window to the side aspect. There is a hand wash basin and low level WC.

First Floor

Carpeted stairs rising from the ground floor. There are doors leading into three bedrooms and the family bathroom and a further set of stairs rising to the second floor.

Bedroom

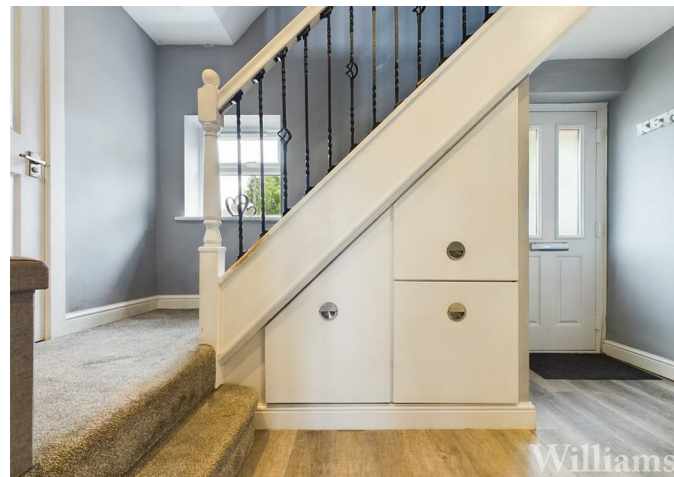
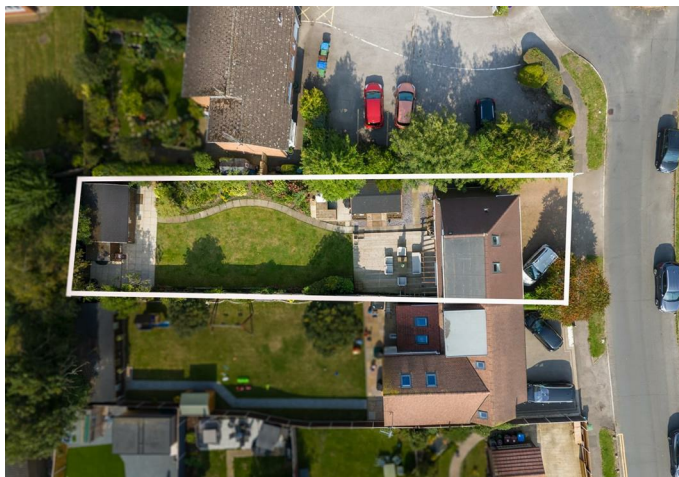
The bedroom consists of carpet laid to the floor, light fitting to the ceiling, a wall mounted radiator and a window to the rear aspect. There is space for a super king bed and other bedroom furniture.

Bedroom

The Bedroom consists of carpet laid to the floor, light fitting to the ceiling, a wall mounted radiator, built in wardrobe, storage cupboard and a window to the rear aspect. There is space for a king size bed and other bedroom furniture.

Bedroom

The bedroom consists of carpet laid to the floor, light fitting to the ceiling, a wall mounted radiator, built in wardrobe and a window to the front aspect. There is space for a bed and other bedroom furniture.



The property is located a short distance from amenities including village store and Post Office, three popular pubs/restaurants (The Bull, The Bell and The Woolpack), a hairdressers and the Stoke Mandeville train station, with regular services directly into London Marylebone. There are excellent road transport links with easy access to the A40 towards High Wycombe.



Family Bathroom

This modern newly fitted bathroom comprises a low level w/c, hand wash basin vanity unit with storage, a panelled bathtub with overhead shower and screen, fully tiled to all walls and floors, a heated towel rail and a frosted window to the front aspect.

Second Floor

Carpeted stairs rising from the first floor, spot lighting to the ceiling and a window to the rear aspect. There are doors leading into the main bedroom and the second bathroom.

Bedroom

The bedroom consists of a window to the rear aspect with great views of the rear garden with a further Velux window to the front aspect, carpet laid to floor, spot lighting to the ceiling, a wall mounted radiator, and space for a super king size bed and other bedroom furniture.

Bathroom

This fantastic newly fitted bathroom suite consists of tiles laid to splash sensitive areas and floor, spot lighting to the ceiling and a Velux window to the front aspect. There is a panelled bathtub, hand wash basin, vanity unit with storage and low level WC. Please note this room has reduced head height.

Rear Garden

A spectacular large rear garden has been substantially landscaped over the years to provide an enjoyable space with defined areas making it an interesting place to explore. Directly from the living room is a large decking area, wooden pergola, outside electric sockets, outside tap, a raised patio area with built wooden bar with space for a BBQ and built in pizza oven, garden bar, a large area of lawn with well stocked borders. There is a pathway leading to a second large patio area with a further garden games room and separate storage shed.

Garden Bar

Perfect Area for family entertaining or relaxing with friends. The garden bar is a wooden construction with power and lighting with its own fuse board and features a bar with an area for a range of bar stools and good size table and chairs and windows to the front aspect. A perfect area for family entertaining or relaxing with friends. There are double doors opening out to the garden.

Garden Room

The garden room is situated at the rear of the garden and is a wooden construction with power and lighting with its own fuse board, windows overlooking the garden and can be used for a range of desired uses. The current owners are using this space as a games room for family entertaining. There is a further storage shed adjacent to the garden room.

Parking

Driveway Parking for multiple vehicles.

Buyers 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

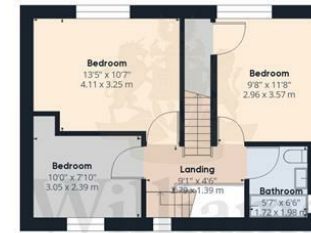
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(16-59) D			
(9-15) E			
(1-8) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



Williams



Floor 0 Building 1



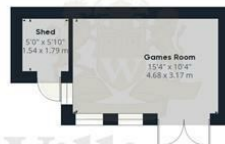
Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area

1454.96 ft²

135.17 m²

Reduced headroom

65.98 ft²

6.13 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements 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.

Calculations are based on RICS IPMS 3C standard.

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.