



22 Irvine Drive

| Stoke Mandeville, Aylesbury | Buckinghamshire | HP22
5UN



Williams
PROPERTIES

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Welcome to this charming detached bungalow located in a quiet cul de sac location in the village of Stoke Mandeville. This property boasts from a spacious Living room, Kitchen/breakfast room, three bedrooms, ensuite to the master bedroom, main bathroom and a double garage. One of the standout features of this property is the outside space with parking to the front for multiple vehicles. Additionally, the rear garden is a substantial size and wrap's around the property.

Guide price £625,000

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.

Local Authority

Buckinghamshire Council

Council Tax

Band F

Services

All main services available

Entrance Porch

Double glazed door leading to small entrance hall with ceiling light.

Hallway

Door leading from the porch into a carpeted hallway with doors leading to all rooms and featuring Ceiling lights and wall mounted radiator, storage cupboards and a loft hatch for access to loft space.





- Stoke Mandeville Location
- A Large Three Double Bedroom Detached Bungalow
- Corner Plot Located in a Cul-de-Sac.
- Off Road Parking for Several Vehicles
- Double Garage
- En-Suite to Master
- Extension Potential
- Close to Station & Amenities

Kitchen/Breakfast Room

The Kitchen consists of a range of wall and floor mounted units featuring under cabinet down lights, spot lights to the ceiling, inset double oven. Work surfaces housing gas hob with extractor over, single sink unit with drainer and mixer tap. Integrated fridge/freezer. vinyl flooring, a wall mounted radiator and inbuilt storage cupboard/larder. Room for breakfast table and chairs. Leaded double glazed window to side aspect and half glazed leaded door to side of property. A further door leading into the garage.

Living/Dining Room

The Living/dining room features double glass doors opening into a large living space. Carpet laid to the floor, ceiling lighting, leaded double glazed window to front aspect and patio doors leading to rear garden. Stone surround fireplace with inset log effect burner.

Bedroom

This bedroom features a leaded double glazed window facing side aspect, carpet laid to the floor, ceiling lighting and a wall mounted radiator. There is space for a double bed and other bedroom furniture

Bathroom

The bathroom suite consisting of low level WC, hand wash basin with single hot/cold taps, panelled bath with Victorian type mixer taps and handheld shower attachment. Carpeted with half tiled walls, a wall mounted radiator and ceiling light. Frosted leaded double glazed frosted window to the side aspect.



A large 3 double bedroom bungalow set on a large corner plot in a cul-de-sac location, offering a double garage with parking for several cars a large rear/side garden for entertaining. Close to Stoke Mandeville train station and local amenities.



Bedroom

This bedroom features dual aspect leaded double glazed windows overlooking rear garden and side aspect, carpet laid to the floor, Ceiling light and a wall mounted radiator. There is space for a king size bed and other bedroom furniture.

Master Bedroom

Principal bedroom with white fitted storage & vanity units to side and over bed area with spotlights either side. Two fitted wardrobes with matching fitted drawer units in-between, carpet laid to the floor, ceiling lighting, leaded double glazed window facing rear aspect. There is space for a king size bed and other bedroom furniture. Door leading to the ensuite.

Ensuite

The ensuite is fully tiled with wood effect flooring, heated towel rail. Low level WC, wash hand basin with mixer tap and storage cupboard under, single shower with shower attachment and separate rain fall shower head, a ceiling light and frosted leaded light window.

Front Garden

A large frontage on a corner plot, mainly laid to tarmac giving space for parking several cars. Small lawned area and gated side access leading to rear garden next to garage.

Double Garage

A double garage with up-and-over door with power and lighting and a courtesy door leading into kitchen.

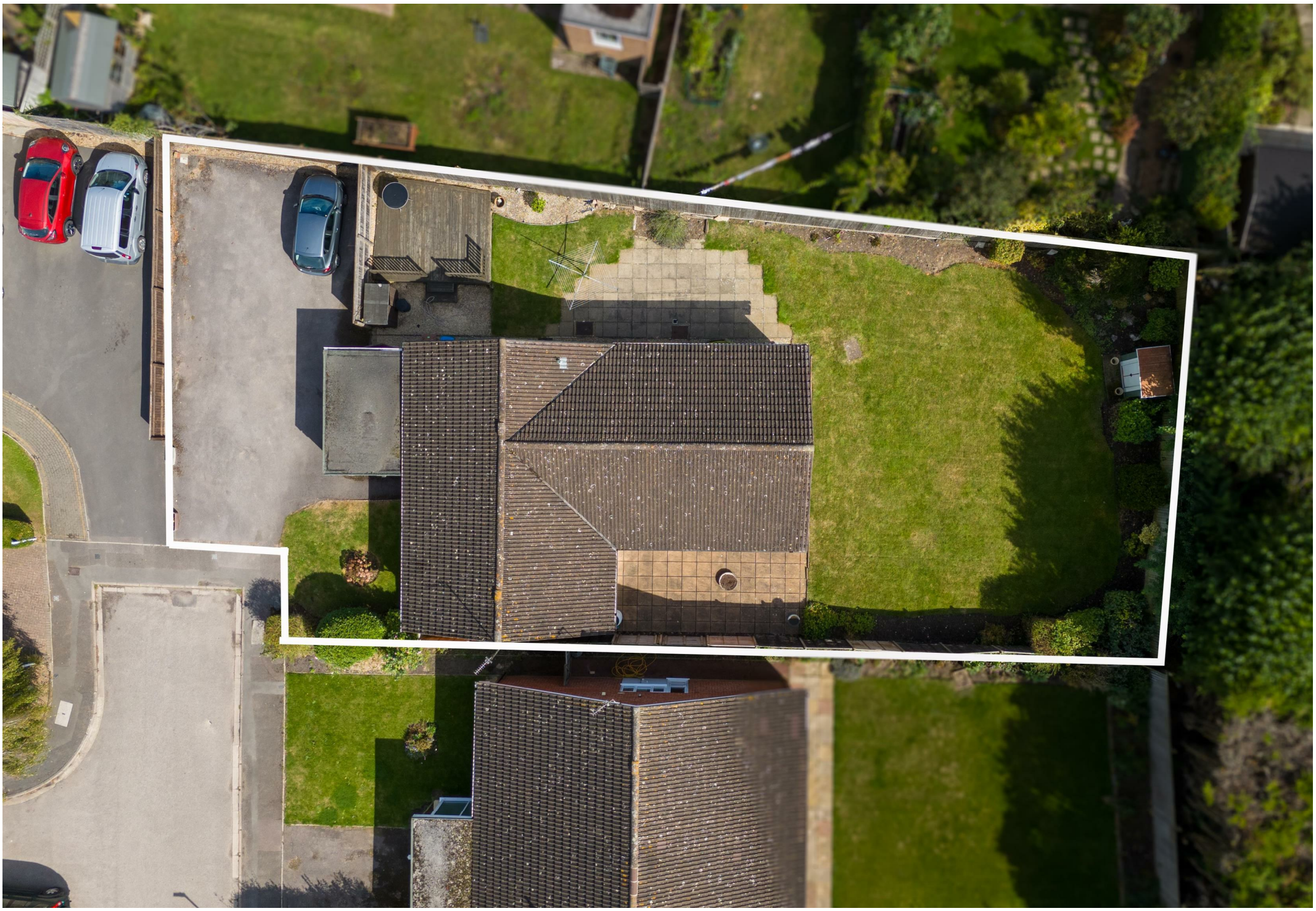
Rear Garden

A large L-shaped garden enclosed by fence panels, mainly laid to lawn and shingle and an area of decking with shrubs and bushes. A paved patio area directly outside the patio doors from living room and a further paved area from kitchen door leading to a raised wooden decking area. Outside tap, garden shed and gated side access.

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 | | Current | Potential | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |





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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.