



4 Gershwin Road

Stoke Mandeville | Aylesbury | Bucks | HP21 9GN



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Three bedroom detached home with a garden office set in the highly sought after area of Stoke Mandeville. The property is close to rail links to London Marylebone. Entrance hall, living room, kitchen/diner, downstairs WC, three bedrooms, En-suite and family bathroom. Outside there is an enclosed rear garden & driveway parking. Viewing is highly recommended on this lovely home.

Guide price £465,000

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 E

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the living room, kitchen/diner, wc and under stairs cupboard. Stairs rise to the first floor.





- Detached Family Home
- Three Bedrooms
- Sought After Location
- Close To Hospital
- Garden Office
- En Suite & Family Bathroom
- Enclosed Rear Garden
- Rail Links London Marylebone

Living Room

Living room consists of a bay window to the front aspect, wood effect flooring, radiators, light fitting to ceiling and space for a sofa set and other furniture.

Kitchen

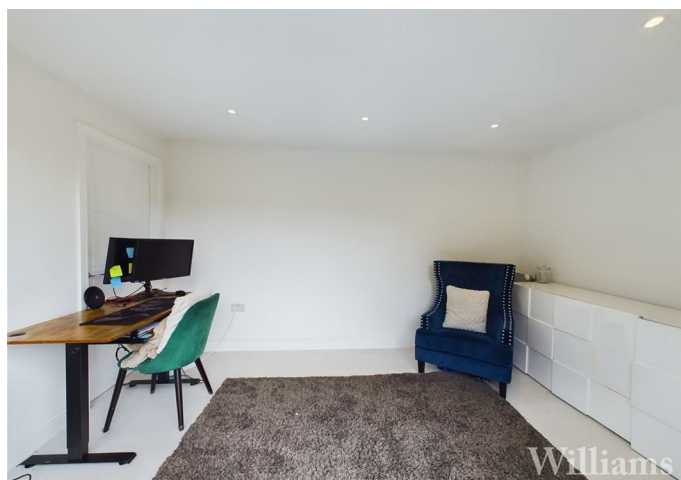
Kitchen/diner consists of a range of wall and base mounted units with worktops, inset one and half sink bowl unit with drainer and mixer tap, inset electric hob, oven and overhead extractor fan, integrated fridge/freezer, washing machine and dishwasher. Under cabinet lighting, spotlights to ceiling, tiled flooring, radiator and French doors to the rear garden. Space for a dining table set.

Downstairs WC

WC is fully tiled and comprises a low level wc, hand wash basin and radiator.

First Floor

Doors to all bedrooms, bathroom and airing cupboard. Access to the loft.



The property is located in Stoke Mandeville and offers residents easy access to major road and transport links, as well as being a short distance away from a main line train station. Local schools include William Harding Combined School and Stoke Mandeville Combined School. Secondary schools - The Mandeville School and Aylesbury Grammar Schools.



Master Bedroom & En Suite

Bedroom consists of windows to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a king size bed and other furniture. En suite is fully tiled and comprises a hand wash basin, low level wc, enclosed shower cubicle, window and heated towel rail.

Bedroom

Bedroom consists of windows to the rear aspect, built in wardrobe, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of windows to the rear aspect, built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a single bed.

Bathroom

Bathroom comprises a hand wash basin unit, low level wc, panelled bathtub with shower and screen, tiling to splash sensitive areas, heated towel rail and window.

Front & Rear Gardens

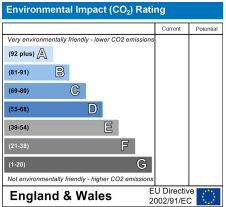
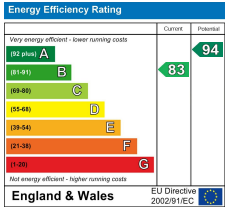
Front garden with an area of lawn laid, plants and shrubs. Fully enclosed rear garden with a paved patio area and grass laid to the remainder. Garage has been converted into a garden office with space for a range of furniture, light and power supply.

Parking

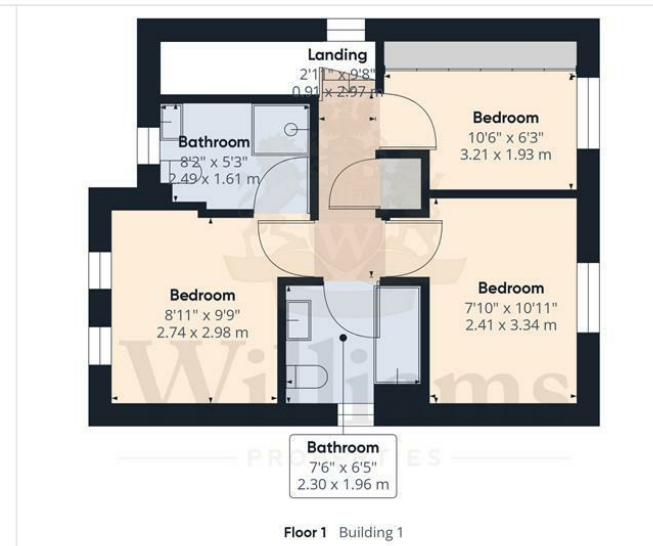
Driveway parking for three vehicles.

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.







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| <p>Approximate total area^m</p> <p>1042.47 ft²</p> <p>96.85 m²</p> |
| <p>(1) Excluding balconies and terraces</p> |
| <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE 360</p> |