



147 Wendover Road

Stoke Mandeville | Aylesbury | Buckinghamshire | HP22
5TF



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Williams Properties are pleased to welcome to the market this recently renovated modern four/five bedroom detached family home set in the sought after village of Stoke Mandeville, Aylesbury. The property has fantastic transport links and is spacious throughout. Accommodation benefits from an entrance hall, large kitchen/dining/living area, utility room, downstairs w/c, living room, office, snug or fifth bedroom, upstairs four bedrooms two with ensuites and a separate family bathroom. Outside there is a large enclosed rear garden and generous driveway parking to the front.

Guide price £785,000

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 / Stoke Mandeville Parish Council

Services

All main services available

Entrance Hall

Enter into the entrance hall with spot lighting to the ceiling, carpet to the floor, stairs rising to the first floor and doors to the living room, kitchen/dining/living area, office and snug.

Office

The office consists of double aspect windows to the front and side aspect, fitted cabinetry/desk, carpet laid to floor, spot lighting to the ceiling, a wall mounted radiator and space for a range of desired office furniture. Door to the down stairs WC.





- Stoke Mandeville
- Modern Recently Renovated Home
- Two Ensuites & Family Bathroom
- Utility Room & Downstairs WC
- Generous Driveway Parking
- Four/Five Double Bedrooms
- Large Kitchen/Dining/Living Area
- Three Reception Rooms
- Private Scheduled Garden
- Viewings Highly Recommended

Cloakroom

The Downstairs Cloakroom situated directly off the office and consists of tiling to splash sensitive areas and to the floor, an oak sliding pocket door, spot lighting to the ceiling, hand wash basin and low level WC.

Snug/Bedroom

The snug/Bedroom consists of a window to the side aspect, carpet laid to floor, spotlighting to the ceiling, a wall mounted radiator and space for a range of desired furniture.

Living Room

The living room consists of a window to the front aspect, carpet laid to floor, spot lighting to the ceiling, a wall mounted radiator and space for a large sofa suite and a range of other living room furniture.

Kitchen / Living Area

This kitchen / living area is a large portion of the downstairs space and comprises of wood effect flooring, spotlights to the ceiling, skylight windows to the ceiling, sliding doors to the enclosed rear garden, dual aspect windows to the side and rear aspect, a door to the utility, a range of wall and base mounted units including an inset wine fridge, basin with a mixer tap, dishwasher, fridge / freezer, two ovens, a grill, gas hob, and space for a breakfast bar, dining room and living room furniture.

Utility Room

This utility features wood effect flooring, a window and door to the side aspect, spotlights to the ceiling, tiling to splash sensitive areas and a range of wall and base mounted units with space and plumbing for a washing machine.



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.



First Floor

This first floor landing is comprised of carpeted flooring, spotlights and a fitted light to the ceiling, a wall mounted radiator and doors to all four bedrooms and the family bathroom.

Bedroom & Ensuite

The fourth bedroom is comprised of carpeted flooring, spotlights to the ceiling, a wall mounted radiator, window to the side aspect, space for a double bed and other bedroom furniture and a door to the en suite.

This en suite is comprised of wood effect flooring, spotlights to the ceiling, frosted window, low level wc, a heated towel rail, a hand wash basin with a mixer tap inset into a floating vanity unit and an enclosed shower unit.

Bedroom & Ensuite

This master bedroom is comprised of carpeted flooring, spotlights to the ceiling, a wall mounted radiator, window to the rear aspect, multiple inset wardrobes, space for a double bed and other bedroom furniture and a door to the en suite.

This en suite is comprised of tiled flooring, spotlights to the ceiling, fully tiled walls, a low level w/c, a hand wash basin with a mixer tap inset into a floating vanity unit and an enclosed shower unit.

Bedroom

The third bedrooms features a window to the front aspect, carpeted flooring, spotlights to the ceiling, a wall mounted radiator, inset wardrobe and chest of drawers and space for a double bed and other bedroom furniture.

Bedroom

The second bedroom is comprised of carpeted flooring, spotlights to the ceiling, a wall mounted radiator, window to the rear aspect and space for a double bed and other bedroom furniture.

Family Bathroom

This four piece bathroom comprises of tiling to splash sensitive areas, spot lighting to the ceiling, tiled flooring, a low level w/c, hand wash basin, double shower cubicle, bathtub with mixer tap, a heated towel rail and double aspect frosted windows.

Rear Garden

Maturely landscaped fully enclosed good size rear garden with a large patio area featuring a built in seating area, mature trees and hedge row and the remainder laid to lawn and gated access to the front.

Parking

Driveway parking for multiple vehicle's.

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 (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		79	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(48-54) E			(48-54) E		
(39-47) F			(39-47) F		
(31-38) G			(31-38) G		
(1-30) Not energy efficient - higher running costs			(1-30) Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Williams



Floor 0



Floor 1



Approximate total area⁽¹⁾

2013.07 ft²

187.02 m²

Reduced headroom

0.53 ft²

0.05 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, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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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.