



Wendover Road

Stoke Mandeville | Aylesbury | Buckinghamshire | HP22
5TE



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Williams Properties are pleased to welcome to the market this four bedroom detached house in Stoke Mandeville, Aylesbury. The property has fantastic transport links and is spacious throughout. Accommodation benefits from a porch, entrance hall, kitchen/diner, downstairs wc, living room, sunroom, four bedrooms and family bathroom. Outside there is an enclosed rear garden, garage & ample off road parking. Planning permission has been approved for a part single, part two storey rear extension.

Offers in excess of £650,000

- Planning Permission Granted
- Stoke Mandeville
- Four Bedroom Detached House
- Kitchen / Diner
- Garage & Off Road Parking
- Enclosed Rear Garden

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 F

Local Authority

Buckinghamshire Council

Services

All main services available

Porch

Enter through the front door into the porch with a further door leading into the hallway.

Hallway

Hallway with stairs rising to the first floor and doors to the living room, kitchen/diner and wc.



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.



Living Room

Living room consists of dual aspect windows, feature fireplace, carpet laid to floor, light pendants to ceiling, radiators and a door to the sunroom. Space for a sofa suite and a range of other furniture.

Sunroom

Sunroom consists of windows to the surround, tiled flooring, ceiling light fan, radiator, door to the garden and space for a range of furniture.

WC

Comprising a wc, hand wash basin unit, radiator and window.

Kitchen / Diner

Dual aspect kitchen/diner with a range of wall and base mounted units, worktops, inset one and half sink bowl unit, inset electric hob and overhead extractor, inset oven and grill, space for washing machine and fridge/freezer. Spotlights to ceiling, wall lights, tiled flooring, radiators and a door leading out to the side of the property. Space for a large dining table set.

First Floor

Doors to all bedrooms and bathroom. Loft access.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

Bedroom

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

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

Bedroom

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

Bathroom

Bathroom is fully tiled and comprises a wc, pedestal hand wash basin, panelled bathtub with shower and screen, heated towel rail and a frosted window.

Rear Garden

Fully enclosed rear garden with multiple patio areas, expanse of lawn laid with plants and gated access to the front.

Garage & Parking

Block paved driveway with space for two vehicles, there is additional off road parking to the front. Garage with up and over door. Lawn area with shrub borders.

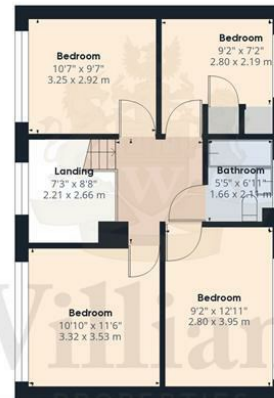
Buyer Notes

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			
(92-100)	A			(02 plus)	A		
(81-91)	B			(01-01)	B		
(69-80)	C			(00-00)	C		
(55-68)	D			(00-00)	D		
(39-54)	E			(00-00)	E		
(21-38)	F			(01-01)	F		
(1-20)	G			(11-20)	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	



Floor 0



Floor 1



Approximate total area⁽¹⁾
1498.93 ft²
139.26 m²

Reduced headroom
6.11 ft²
0.57 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



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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.