



Phoebes Orchard
Stoke Hammond, MK17 9LW

Offers In Excess Of £300,000



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We are delighted to offer for sale with no upper chain this rare to the market two double bedroom semi-detached house, superbly situated at the end of a quiet cul-de-sac in this popular Buckinghamshire village location. The property is in need of some modernisation and provides accommodation comprising: Entrance porch, lounge, kitchen/diner, two double bedrooms and a family bathroom. Additional benefits include a private rear garden and driveway parking. Viewing is highly recommended.

Location:

Phoebes Orchard sits in the heart of the sought after Buckinghamshire village of Stoke Hammond. The property is ideally placed within walking distance of the local convenience store, public houses and rural walking routes including the nearby Grand Union Canal. Leighton Buzzard mainline station is approximately 8 minutes drive away, with trains connecting to London Euston in as little as 30 minutes. By road, the nearby A5, A4146 and M1 junctions 11a provide multiple connections. School catchment includes the sought after Aylesbury Grammar Schools.

Ground Floor:

Enter via the front door into a porch. A door leads into the bright and airy lounge, which has space for a range of living room furniture. There are also stairs leading to the first floor. The kitchen/diner runs across the rear of the property and enjoys views of the garden. The kitchen is fitted with a range of wall and base level units with a roll edged work surface over. There are spaces for appliances.





First Floor:

The landing provides access to the loft space, bedrooms and bathroom. Both bedrooms are good sized double rooms with ample space for a range of furniture. The bedroom to the front includes a built in cupboard. The family bathroom is fitted with a three piece suite comprising of a low level WC, wash hand basin and panel bath.

Outside:

To the front is a paved driveway extending to the front door, and gated access to the rear. To the rear is a private rear garden with paved patio area and remainder laid mainly to lawn.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 590 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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