



PORTFOLIO
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Arnold Close, Stoke Mandeville, Buckinghamshire

10 Arnold Close, Stoke Mandeville, Buckinghamshire HP22 5XZ

A superbly presented four bedroom detached home which has been beautifully refurbished, located in a secluded private cul de sac.



Entrance

A covered storm porch over the front door, opening onto the reception hall, with doors to all ground floor accommodation, stairs to the first floor.

Kitchen / Breakfast Room

21'9 x 10' max

Having undergone a full re-design and re-fit, this stunning double aspect kitchen / breakfast room offers everything for the budding chef. An extensive range of wall and base units, plus full height storage cupboards, plate rack and display cabinets, granite worksurfaces, integral fridge / freezer, dishwasher, space for Aga Range with extractor, additional 2 x 2 ring electric hobs, Karndean wood effect floor, door to utility.

Utility Room

4'11 x 4'7 max

Re-fitted with space and plumbing for washing machine and tumble dryer, full height storage cupboards, door to garden.

Sitting Room

16' x 10'9 max

The elegant sitting room, with feature gas fire, French door to the rear gardens, Karndean wood effect flooring, pocket doors to the dining room.



Dining Room

10'10 x 10'9 max

A bright room with bay window to the front aspect, pocket doors to the sitting room, Karndean wood effect flooring.

WC

A white suite with low level WC and wash hand basin cupboard unit with granite surround.

Master Bedroom

12'4 x 10'10 max

A lovely bright double bedroom with a bay window to the aspect, built in wardrobes and door to the en-suite shower room.

En-suite

7'10 x 5'5 max

Refitted with walk in shower, sink unit with storage below, low level WC, bidet, partially tiled walls and Karndean wood effect flooring.

Bedroom Two

12'6 x 10'6 plus door recess

A spacious double with window to front aspect.

Bedroom Three

9'8 x 9'1 max

Another good sized double bedroom with window to the rear aspect.



Bedroom Four

9'2 x 7'6 max

Bedroom four is currently used as a home office and has been fitted with a superb range of cupboards, bookshelves and a desk unit, Karndeane wood effect flooring and window over looking the rear garden.

Family Bathroom

Fully re-fitted with a white suite, vanity sink unit with cupboards below, low level WC, bath, fully tiled walls, Karndeane wood effect flooring, window to rear aspect.

There is also a large airing cupboard on the landing.

Outside

A pathway leads to the front door with lawn borders and a gated pedestrian side access to the rear garden. The immaculate rear garden enjoys a southerly aspect, with a paved terrace leading to an expanse of lawn with well stocked herbaceous borders and specimen trees. Gated access to the hardstanding by the detached double garage. The detached double garage has light, power and remote controlled powered double garage door. personal door to the garden. To the front there is additional parking for a further two cars.

Location

Arnold Close is a well thought out development just off Wendover Road, within walking distance of the local shop and Stoke Mandeville's main line station (Marylebone 50 mins). The county town of Aylesbury offers a good range of shopping and entertainment facilities, together with grammar schools. The nearby A41 offers a swift connection with the M25 (Junction 20) and M1. Alternatively the M40 can be found at High Wycombe

Education

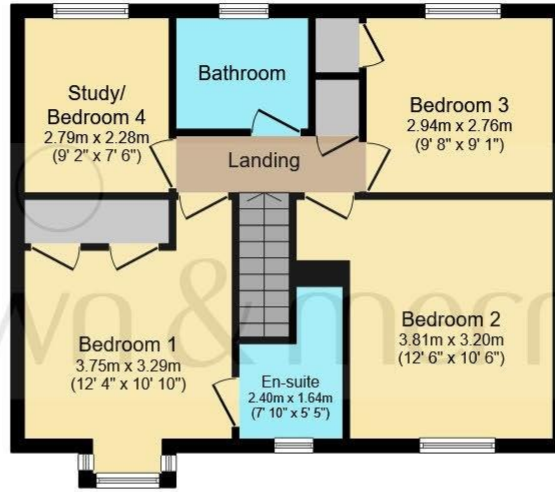
Buckinghamshire has been renowned for its schooling for many years and the property lies in the catchment for Stoke Mandeville Combined School, and then the highly rated John Colet upper school in Wendover. Aylesbury also has the Grammar and High Schools, together with Sir Henry Floyd Grammar School. In the independent sector schools include Griffin House and Tring Park School for the Performing Arts.





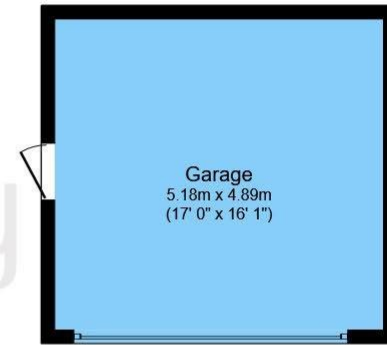
Ground Floor

Floor area 60.8 sq.m. (655 sq.ft.) approx



First Floor

Floor area 55.6 sq.m. (599 sq.ft.) approx



Garage

Floor area 25.3 sq.m. (272 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to Arnold Close, Stoke Mandeville, Buckinghamshire

10 Arnold Close has been lovingly re-furnished to an extremely high standard by the current owners, a stunning bespoke kitchen with breakfast area, spacious sitting room with French doors to the garden and pocket doors to the dining room, three double bedrooms, master with en-suite, bedroom 4 is currently used as an office, gardens & double garage.

OIEO

£635,000

- Four bedrooms
- Two bathrooms
- Two reception rooms
- Stunning bespoke Kitchen /breakfast room

Tenure: Freehold

EPC Rating: C

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To find out more information or to arrange a viewing call

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