



**PORTFOLIO**  
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**brown & merry**

Ligo Avenue, Stoke Mandeville Aylesbury HP22 5TX



# Ligo Avenue, Stoke Mandeville Aylesbury HP22 5TX

*This well presented four bedroom family home is situated in this highly popular location close to Stoke Mandeville train station.*



## Entrance Hall

Entering the property you will find an open and attractive hallway with doors leading to all reception rooms and the kitchen as well as stairs leading to the first floor.

## Kitchen

The good sized and well appointed kitchen has a window to the front aspect, a good selection of both wall and floor units, part tiled walls, space for appliances, work surfaces and a single door to the side aspect.

## Dining Room

The dining room is situated to the front of the house and has a bay window to the front aspect, wood effect flooring and a radiator.

## Lounge

The large lounge has a window to the rear aspect, patio doors leading out to the conservatory, wood effect flooring, a fire place with gas fire and two radiators.



## Conservatory

The large conservatory has door leading to the garden at the rear and a single door leading into the garage. There are window to two sides and lighting.

## Cloakroom

The Cloakroom has a low level W/C, wash hand basin, a window to the side aspect and a radiator.

## First Floor Landing

Rising from the ground floor you will find doors to all four bedrooms and the family bathroom. There is also a window to the side aspect and loft access.

## Bedroom One

The main bedroom has a window to the rear aspect, fitted wardrobes, a radiator, wood effect flooring and a door to the en-suite. The en-suite has a shower cubicle, part tiled walls, a wash hand basin, low level W/C and a radiator.

### Bedroom Two

Bedroom two has a window to the rear aspect, carpeted flooring and a radiator.

### Bedroom Three

A good sized double bedroom with a window to the front aspect, wood effect flooring and a radiator.

### Bedroom Four

The fourth double bedroom has a window to the front aspect, wood effect flooring and a radiator.

### Family Bathroom

The large family bathroom has window to the side aspect, a vanity unit with a low level W/C and a wash hand basin. There is also a bath with mixer tap, a large shower, part tiled walls and a towel rail.

### The Garage

The garage has an up and over door to the front of the property, power and lighting. There is also a window to the rear aspect, two single doors to the rear, one leading to the conservatory and one to the rear garden.

### Externally

To the front of the property you will find a good sized driveway for multiple cars, a small lawn area, trees, shrubs and bushes. The rear garden has a patio directly to the rear of the conservatory, a small shed, as well as lawns and borders containing a mixture of plants, trees and bushes.







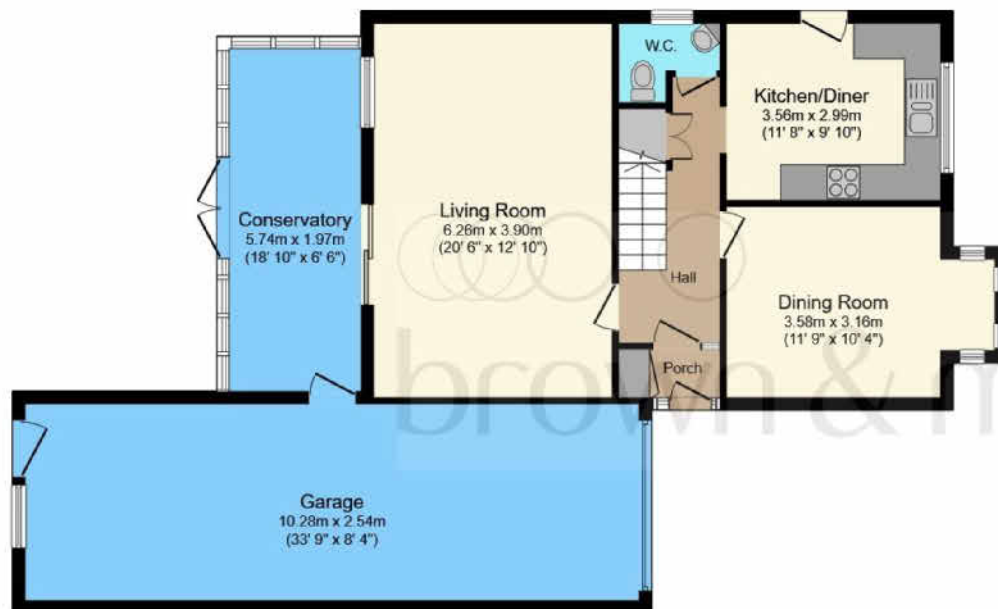
### Location

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.

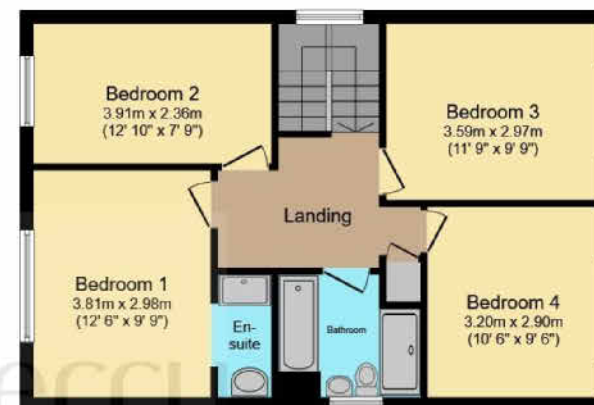
### Education

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**



**First Floor**

Total floor area 169.0 m<sup>2</sup> (1,819 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# welcome to

## Ligo Avenue, Stoke Mandeville Aylesbury HP22 5TX

We are pleased to present this individual detached family home with a good size garden within a cul de sac location with views over open countryside to the rear. Internal viewing is highly recommended to fully appreciate this family home. Offered with

NO ONWARD CHAIN.

OIEO

### £600,000

- No Onward Chain
- Four Bedrooms
- Two Bathrooms
- Garage and Driveway Parking

Tenure: Freehold

EPC Rating: D

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To find out more information or to arrange a viewing call

### 01296 624444

or email [Wendover@brownandmerry.co.uk](mailto:Wendover@brownandmerry.co.uk)

Woollerton House, 7 High Street, Wendover, Aylesbury,  
Buckinghamshire HP22 6DU  
[brownandmerry.co.uk](http://brownandmerry.co.uk)

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