



PORTFOLIO
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Ligo Avenue, Stoke Mandeville, Aylesbury HP22 5TY

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A superb four bedroom detached family home offered in show home condition, conveniently located close to Stoke Mandeville railway station, village schools and shop.



Entrance Hall

The front door opens to the entrance hall with doors to the family room, main living room and cloakroom.

Snug / Family Room Bedroom Five

10'11 Max x 8'11 Max

A versatile room which can be used as a family room, study or even as an additional bedroom.

Living Room

18'10 Max x 5'6 Max

A bright and spacious reception room with two sets of double doors opening onto the garden flooding the room with natural light. A feature fire place with oak surround and granite hearth, stairs raise to the first floor with under stairs storage.

Kitchen / Diner

18'3 Max x 17'7 Max

A stunning double aspect room which has been thoughtfully laid out to create a perfectly balanced entertaining kitchen / diner, fitted with an extensive range of wall and base units, complementary work surfaces over, butlers sink, built in double oven, gas hob with



extractor over, integral dishwasher, space and plumbing for American style fridge freezer and washing machine. The central island with storage below, is perfect for breakfast or an informal supper. Double doors onto the rear garden in addition to a personal door to the patio.

Shower Room

Comprising of a walk in shower, low level wc and wash hand basin, heated towel rail, window to side aspect.

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

12'3 x 10'11 Max

A bright double bedroom with large window overlooking the rear garden.

Bedroom Two

12'3 x 9'2 Max

Another good sized double bedroom with window overlooking the rear garden.

Bedroom Three

A cosy double bedroom with window to the front aspect.

Bedroom Four

8'8 x 6'4 Max

A spacious single bedroom with window to the front aspect, currently used as a dressing room.

Family Bathroom

Beautifully re-fitted 4 piece suite with walk in shower, bath, wash hand basin and low level wc., heated towel rail, window to side aspect.

Externally

To the front of the property you will find a good sized driveway for multiple vehicles, and an electric charging point, a small lawn area, mature trees, shrubs and bushes. The rear garden has a spacious terrace directly to the rear of the house, ideal for al fresco dining, the remainder of the garden is laid to lawn and is enclosed with mature hedging, gated side access as well as additional gated parking.





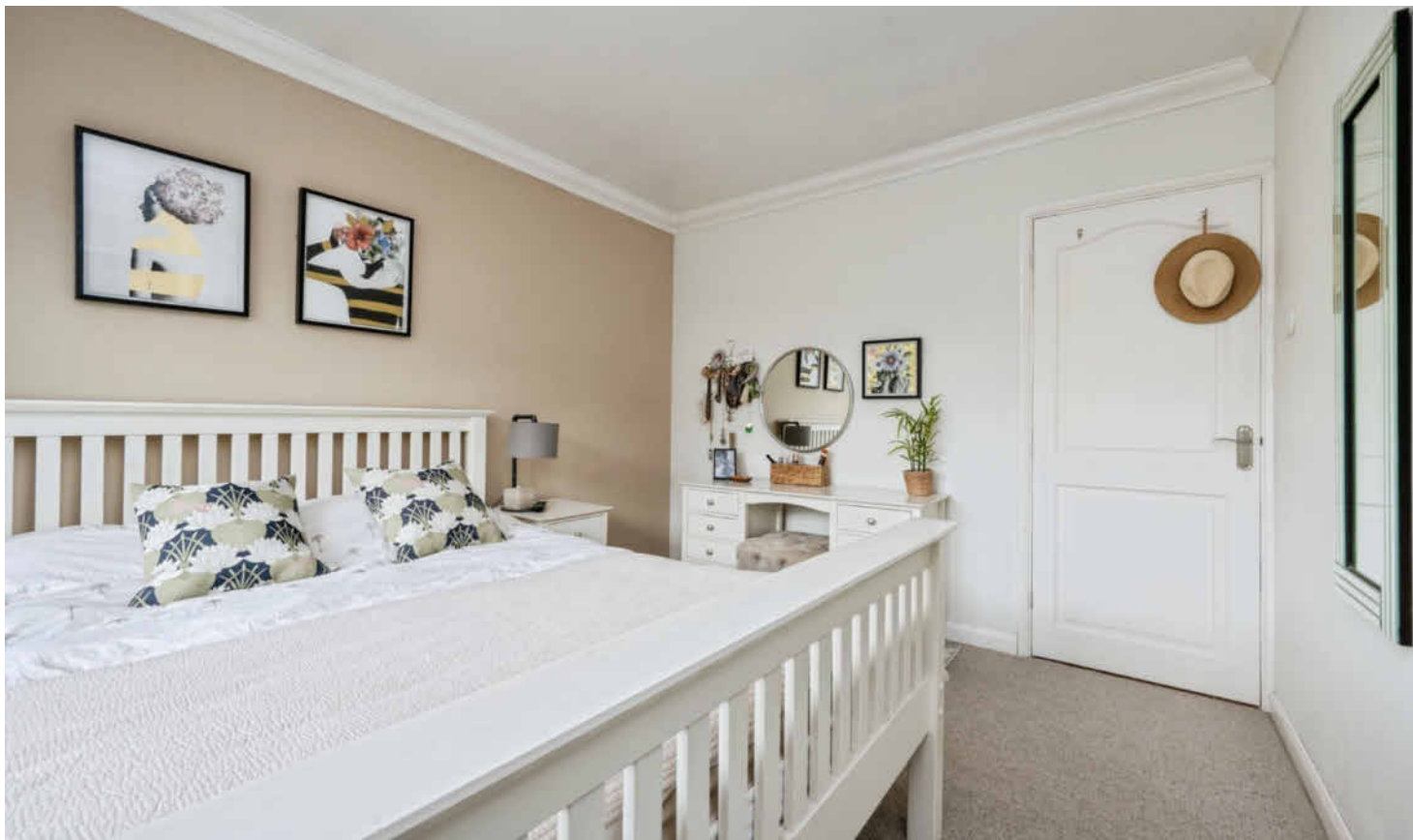
Solar panels have also been added to the property. Please note that the garage has been converted, the door remains for aesthetic purposes only.

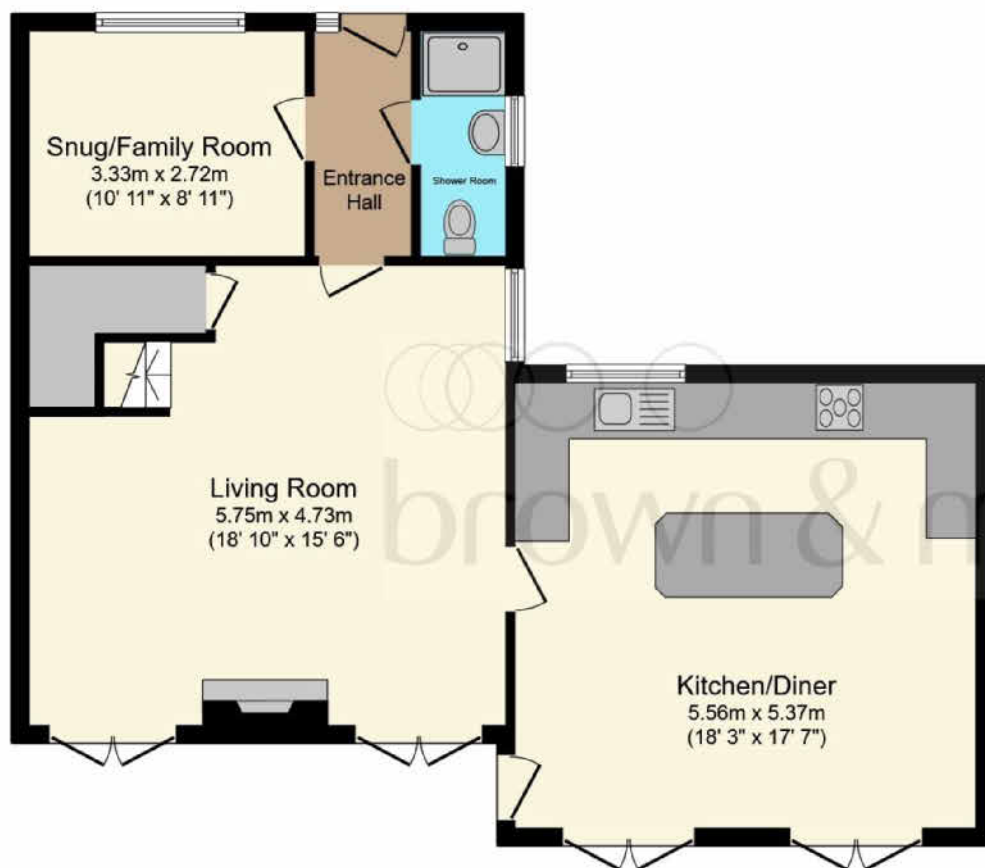
Location

Conveniently located 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.

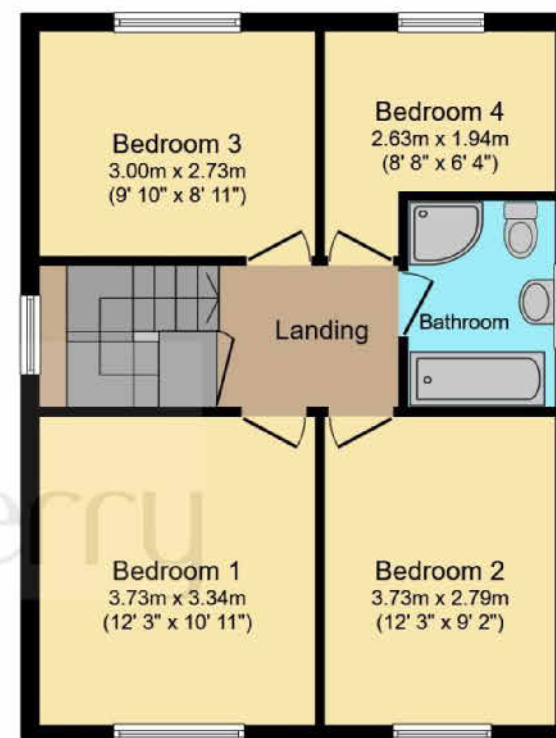
Education

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 130.5 m² (1,405 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

welcome to

Ligo Avenue, Stoke Mandeville Aylesbury HP22 5TX

A superb individual detached family home on a corner plot with a good size garden within a cul de sac location. Internal viewing is highly recommended.

Guide Price

£625,000

- Remodeled and Fully Refurbished
- Four Bedrooms
- Two Bathrooms
- Driveway Parking

Tenure: Freehold

EPC Rating: C

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To find out more information or to arrange a viewing call

01296 624444

or email Wendover@brownandmerry.co.uk

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