



Ligo Avenue, Stoke Mandeville,
Buckinghamshire, HP22 5TY

TIM RUSS
& COMPANY



Ligo Avenue
Stoke Mandeville
HP22 5TY

Detached family home offering well presented accommodation in a quiet cul-de-sac within a short walk of the mainline station.

£550,000 Freehold



The Property

An extremely well presented detached property, extended to the ground floor to provide excellent family accommodation with a good sized garden. The property is conveniently situated within a short walk of the mainline station and the accommodation comprises: entrance hall, cloakroom, inner hall, well fitted kitchen, large living room with a fireplace housing a gas fire and sliding patio doors leading out to the garden, good sized dining room with sliding patio doors leading to the rear garden, master bedroom with a range of fitted furniture, three further bedrooms and a family bathroom.

Outside

To the front of the property there is an area of lawn, a gated side access leading to the rear garden and a block paved driveway providing off street parking in addition to the **Garage 18'6 x 8'11**, with light & power. To the rear, the garden has been attractively landscaped and enjoys a sunny southerly aspect. There are several paved seating areas, a good area of lawn with flower and shrub beds & borders. To the rear of the garden there is a shed and a greenhouse.

Additional Information

Council Tax Band: F / EPC Rating: D

Location

The property can be located within easy reach of all amenities in the village including shops, restaurants and the community centre. Stoke Mandeville also has a good school catchment, a regular bus service linking with Aylesbury town and for those wishing to commute to the city, the main line station to London Marylebone is within a short walk 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 via Beaconsfield or Thame. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools.

Directions

From the A413, turn into Station Road (sign posted Stoke Mandeville) and take the second turning on the left into Ligo Avenue, follow the road round to the left and the property can be found on the right-hand side.

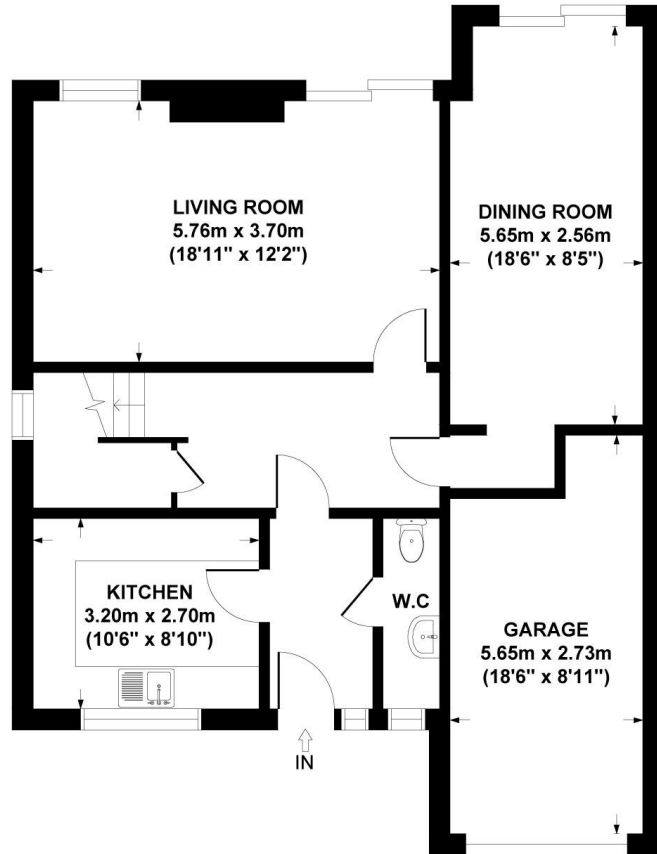
Post code for SatNav: HP22 5TY

Viewings

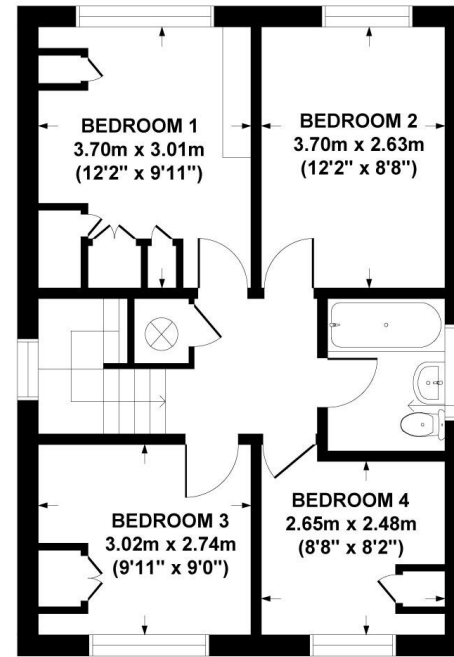
Strictly by appointment only.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 82 SQ M / 881 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 50 SQ M / 534 SQ FT

LIGO AVENUE, STOKE MANDEVILLE, HP22 5TY
APPROX. GROSS INTERNAL FLOOR AREA 132 SQ M / 1415 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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