



Ligo Avenue, Stoke Mandeville - HP22 5TX  
£675,000

**TR** TIM RUSS  
& Company





## Ligo Avenue

### Stoke Mandeville

- Large Entrance Hall with fitted cupboards, Cloakroom
- 18'8 living room
- Office / Study with double doors out to the garden
- 22'5 Dining / Family Room
- Kitchen / Breakfast Room with double doors out to the garden, Utility room
- Master Bedroom with en-suite shower room
- Three further Double Bedrooms & family Bathroom
- Garage & large driveway
- Attractively landscaped south easterly facing garden

The property is located within a short walk of the mainline station and 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. 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.





## Ligo Avenue, Stoke Mandeville

Spacious family home blending elegance & functionality. The property begins with a grand entrance hall featuring fitted cupboards and a convenient cloakroom. The spacious 18'8 living room offers a welcoming ambience, leading to an Office / Study with double doors opening out to the beautifully landscaped south easterly facing garden. Additionally, the property boasts a generous 22'5 Dining / Family Room perfect for gatherings, a Kitchen / Breakfast Room with double doors to the garden and a useful utility room. To the first floor there is a master bedroom with its own en-suite shower room, three more double bedrooms, and a well fitted family bathroom. The property is complete with a garage and a large driveway, providing ample parking space for multiple vehicles.

Outside, this residence offers a picturesque setting ideal for outdoor enjoyment. The attractively landscaped garden provides a serene retreat, while the south easterly orientation ensures abundant sunlight throughout the day. Perfect for relaxation or entertaining guests, the outdoor space complements the well presented interior of the property, offering a seamless transition from indoor to outdoor living.

Council Tax band: E

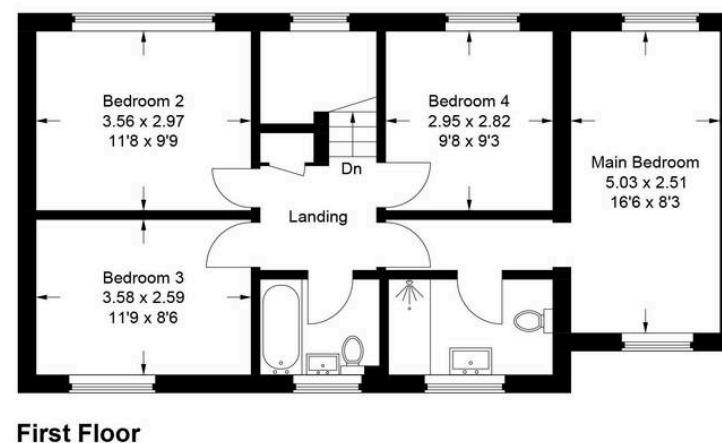
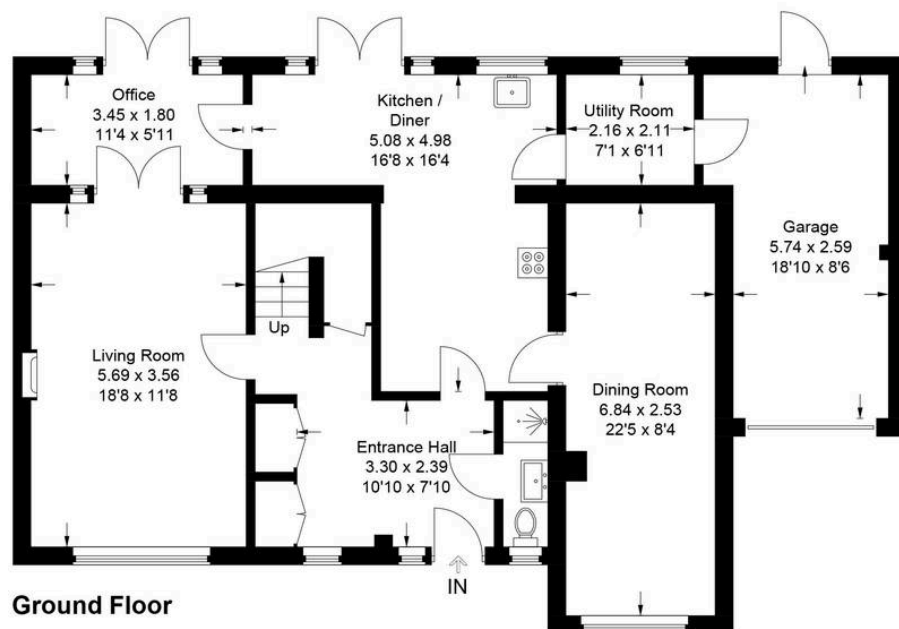
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## Ligo Avenue

Approximate Gross Internal Area  
 Ground Floor = 110.8 sq m / 1193 sq ft  
 First Floor = 63.9 sq m / 688 sq ft  
 Total = 174.7 sq m / 1,881 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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