



Handel Grove, Stoke Mandeville  
£415,000

**TIM RUSS**  
& Company





## Handel Grove

- Built in 2020
- Three Bedrooms
- South westerly facing garden
- Fitted Kitchen/Diner
- En-Suite, Family Bathroom and Guest Cloakroom
- Excellent Condition Throughout
- Garage and Driveway
- Outlook Over Green Space

The property is situated on the popular south side of Aylesbury close to the Stoke Mandeville hospital and only a few minutes' drive from the town centre and train station. Within easy access of schools for children of all ages including Aylesbury's Grammar School and High School, there is also a superb range of shops, restaurants and leisure facilities in Aylesbury and Wendover.





# 5 Handel Grove

A superb opportunity to acquire this modern three-bedroom semi-detached house, built in 2020 and presented in excellent condition throughout. Accommodation comprises a fitted kitchen/diner, en-suite to the master bedroom, a family bathroom, and a guest cloakroom, ensuring contemporary living at its finest. This attractive property boasts a south westerly facing garden, providing a welcoming outdoor space ideal for entertaining or unwinding. Beyond the property, residents enjoy a peaceful outlook over green space. Convenience is key with the inclusion of a garage and driveway, ensuring ample parking facilities for occupants and guests alike.

The outdoor space of this property is equally impressive, with the front of the home benefiting from views of protected green space that foster a sense of openness and tranquillity. A block-paved area at the front provides convenient visitor parking options, seamlessly connecting to the driveway that leads to the garage. A side access point leads to the enclosed rear garden, which features a lush lawn and a substantial patio area adjoining the house. Embracing a sunny south westerly orientation, the garden offers both sunlight and privacy in abundance. Noteworthy features include a garage with an electric up and over door, ensuring secure and convenient access to this versatile space complete with lighting and power. A harmonious blend of modern interiors and appealing outdoor areas make this property a must-see for those seeking a comfortable and stylish residence.

Council Tax band: D

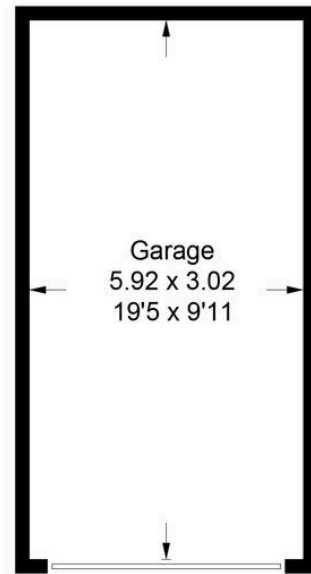
Tenure: Freehold

EPC Energy Efficiency Rating: B

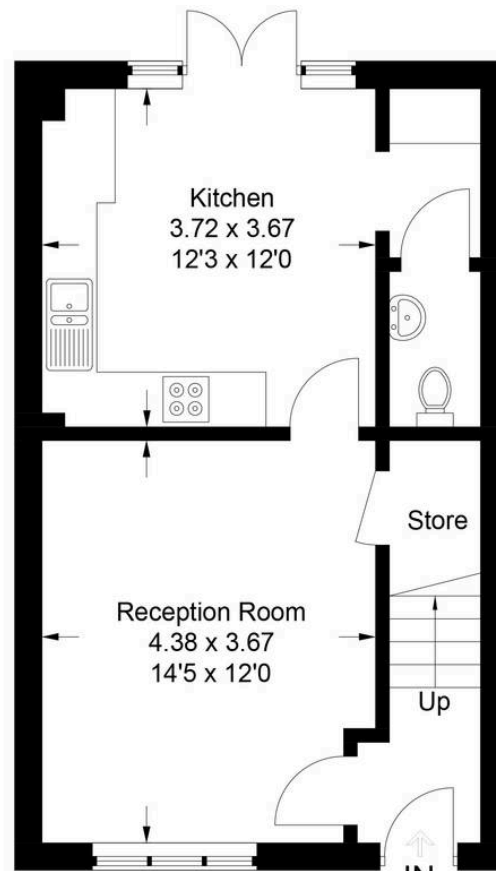
EPC Environmental Impact Rating: B

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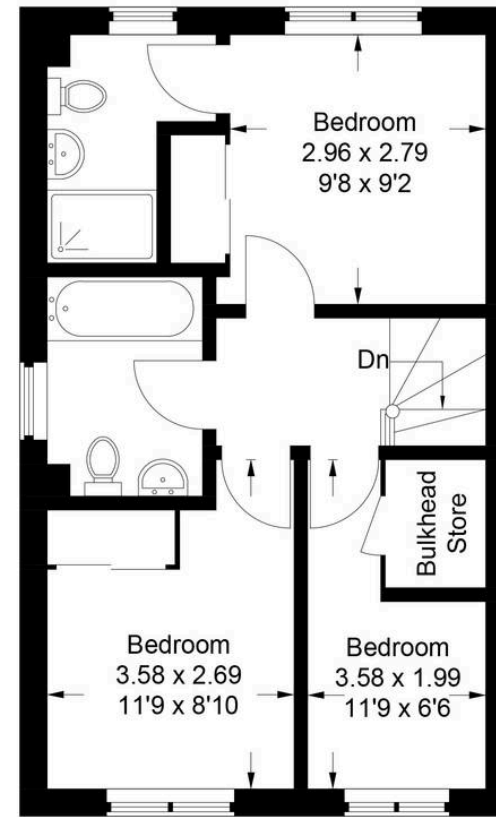




(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

### Handel Grove

Approximate Gross Internal Area  
 Ground Floor = 39.9 sq m / 429 sq ft  
 First Floor = 39.6 sq m / 426 sq ft  
 Garage = 17.7 sq m / 190 sq ft  
 Total = 97.2 sq m / 1,045 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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## Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.  
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
 For more information please visit our website.



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