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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Aylesbury

PRICE GUIDE

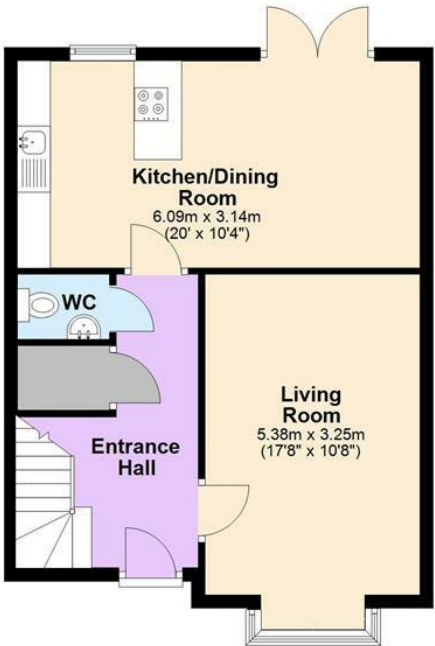
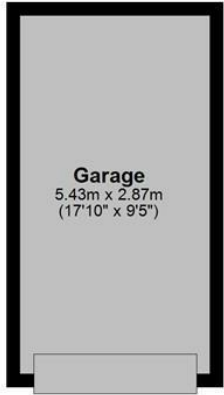
£525,000

Constructed to a high specification just 4 years ago by Bloor Homes and located in a no through road position. An executive detached home which is offered for sale in excellent order and with no upper chain. Highlights of the property include an open plan kitchen/dining room, ensuite to the main bedroom, garage, driveway & Westerly facing rear garden.

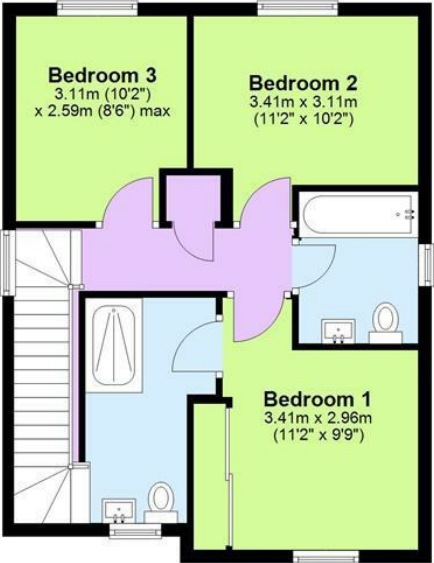


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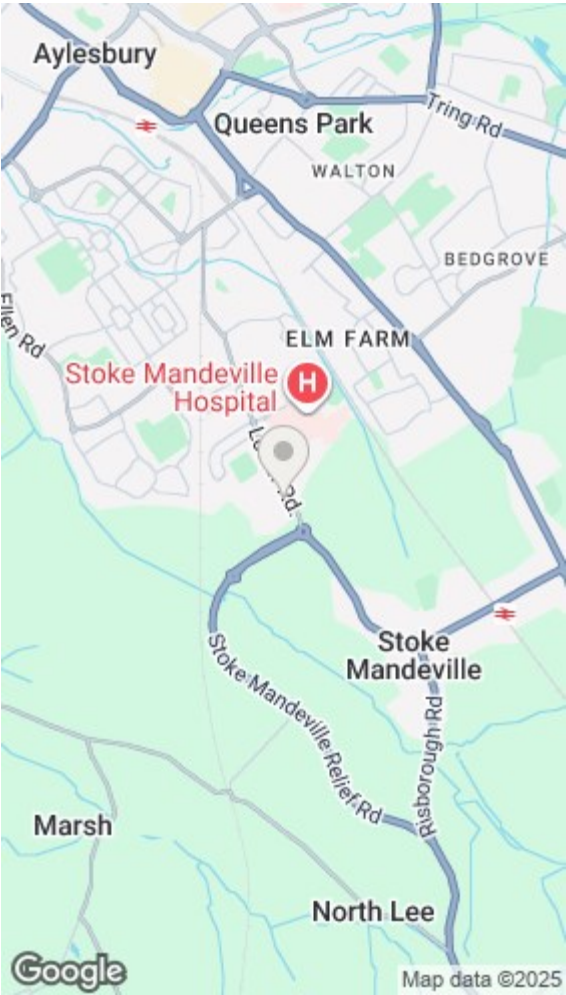
Ground Floor
Approx. 64.5 sq. metres (694.6 sq. feet)



First Floor
Approx. 46.8 sq. metres (503.7 sq. feet)

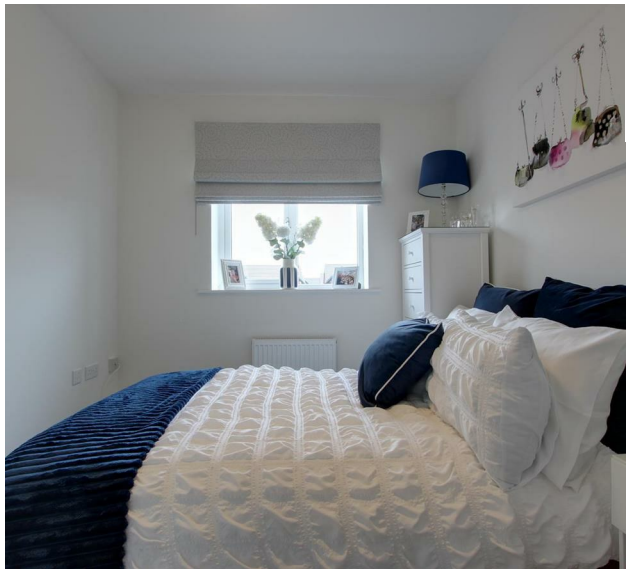


Total area: approx. 111.3 sq. metres (1198.3 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>		<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very environmentally friendly - lower CO₂ emissions</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>	
83		94	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A show home presented detached property in a wonderful position on this select development.



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Ground Floor

Walking through the front door to the entrance hall stairs rise to the first floor with storage cupboard under. A door opens to a ground floor cloakroom which is fitted with a white two piece suite. To the right hand side a door also opens to a dedicated living room which has a window overlooking the front. Spanning the entire width of the property and opening directly to the back garden is a very impressive open plan kitchen/dining room. Fitted with a range of high quality base and eye level units including several drawers with work tops over. The kitchen area also boasts a number of integrated appliances.

First Floor

The landing area of the first floor has doors opening to all bedrooms and to the family bathroom. There is a hatch opening to the attic space. The family bathroom is fitted with a white three piece suite comprising low level wc, vanity wash basin with drawer under and panelled bath. The principal bedroom, positioned at the front of the property has the advantage of both fitted wardrobes and a luxuriously appointed ensuite bathroom with double width walk in shower and frosted window to the front.

Outside

To the front of the property is a driveway leading down the side of the house to a detached garage with up and over doors. A pedestrian gate opens to the rear garden which has an extensive flagstone patio area directly to the rear which leads to the main portion of the garden which is laid to lawn. Fully enclosed by fencing the garden boasts a South/Westerly facing aspect ensuring you get the very best of the sunshine in the summer months.

The Location

Nestled into the Chiltern Hills in-between the market Towns of Aylesbury and Wendover is Stoke Mandeville where Mandeville Park can be found. Excellent transport links can be found via the mainline train station which can get you into London in approximately 1 hour or to Birmingham. The train station is approximately 1.3 miles from this exclusive development. In Stoke Mandeville village itself you will find a selection of pubs within a mile of this property including both The Bell and The Woolpack which offer excellent bar facilities and gastro style dining making them ideal locations to entertain family and friends. The village also boasts a post office, convenience store and beauty salon.

Education In The Area

There are a wide choice of schools in the area from primary, jounion through to secondary schools. The renowned Grammar Schools of Aylesbury are within easy striking distance of Mandeville Park.

On Your Doorstep - Aylesbury

Aylesbury offers a wide range of shops and supermarkets to include Waitrose and Marks & Spencers and several retain complexes offering mainstream branded shopping experiences. Alongside this you will find an excellent range of independent retailers and open air markets. Delicious local produce can be sourced at the farmers market held on the last Tuesday of every month.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID and proof of funds.



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