

Connells

Lower Road
Stoke Mandeville Aylesbury

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Stoke Mandeville Aylesbury HP22 5XA

for sale offers in excess of
£520,000







Property Description

Upon entering the property, you are greeted by an entrance porch leading into a central hallway. To the front aspect, a well-proportioned study offers excellent versatility and could comfortably serve as a fourth bedroom, benefiting from dual-aspect windows and a built-in wardrobe. Opposite, an impressive lounge/dining room features a striking character brick archway that seamlessly connects the living space to the kitchen. The dining area also provides direct access to a charming conservatory.

The kitchen forms the true heart of the home, showcasing exposed ceiling beams and a range of wall and base units. Integrated appliances include a NEFF electric oven and microwave, combining practicality with modern convenience. Completing the ground floor is a beautifully appointed family bathroom, fitted with a corner bath, separate shower cubicle, WC, and wash hand basin.

To the first floor, three further bedrooms are arranged, two of which benefit from built-in wardrobes. The principal rear bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a separate WC.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Porch

Door to side
Tiling underfoot

Entrance Hall

Door to front
Tiling underfoot

Shower Room

Bath
Shower cubicle
WC
Wash hand basin
Window to side
Towel radiator

Lounge/Diner

27' 8" x 11' 8" (8.43m x 3.56m)
Window to front

Kitchen

13' x 11' 9" (3.96m x 3.58m)
Window to side
Integrated fridge/freezer and dishwasher

Neff electric oven and electric hob
Integrated microwave
Wall and base units

Study/Bedroom Four

9' 4" x 8' (2.84m x 2.44m)
Window to front and side
Wooden flooring
Built in wardrobe

Conservatory

11' 10" x 10' 2" (3.61m x 3.10m)
Tiling underfoot
Underfloor heating
Rear door to patio

Landing

Loft access - part boarded

Bedroom One

12' 1" x 11' 3" (3.68m x 3.43m)
Window to rear
Wood flooring
Built in wardrobe
Underfloor heating

En-Suite

WC
Wash hand basin
Shower cubicle

Bedroom Two

11' 9" x 14' 1" (3.58m x 4.29m)
Wood flooring
Window to front
Underfloor heating

Bedroom Three

11' 1" x 9' 1" (3.38m x 2.77m)
Window to front
Wood flooring
Built in wardrobe
Underfloor heating

Wc

Window to side
WC
Wash hand basin

Garage

23' 5" x 17' 3" (7.14m x 5.26m)
Electric door

Workshop

17' 3" x 13' 2" (5.26m x 4.01m)

Rear Garden

Parking

Driveway parking



















Total floor area 199.9 m² (2,151 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.propertybox.io

Connells

To view this property please contact Connells on

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2 Temple Street
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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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