



Rome Avenue, Stoke Mandeville

Offers in Region of £435,000

 **TIM RUSS**
& Company



- Attractive and well-maintained residential home set within an established neighbourhood, offering excellent appeal for families, professionals, and investors alike
- Spacious internal layout with well-balanced accommodation, providing generous room sizes and a natural flow between living spaces
- Contemporary fitted kitchen with extensive cupboard storage, quality work surfaces, and ample space for dining and everyday family use
- Well-proportioned bedrooms offering flexibility for family living, guest accommodation, or home working arrangements
- Modern family bathroom suite finished with clean, neutral styling and practical fittings for everyday use
- Private and enclosed rear garden providing a peaceful outdoor space ideal for entertaining, children's play, and summer relaxation
- Convenient off-road parking provision ensuring easy and secure parking for residents and visitors
- Excellent access to local amenities including shops, supermarkets, schools, and leisure facilities all within easy reach
- Well-connected location with strong transport links to Aylesbury town centre, mainline railway station, and major road routes for commuting convenience

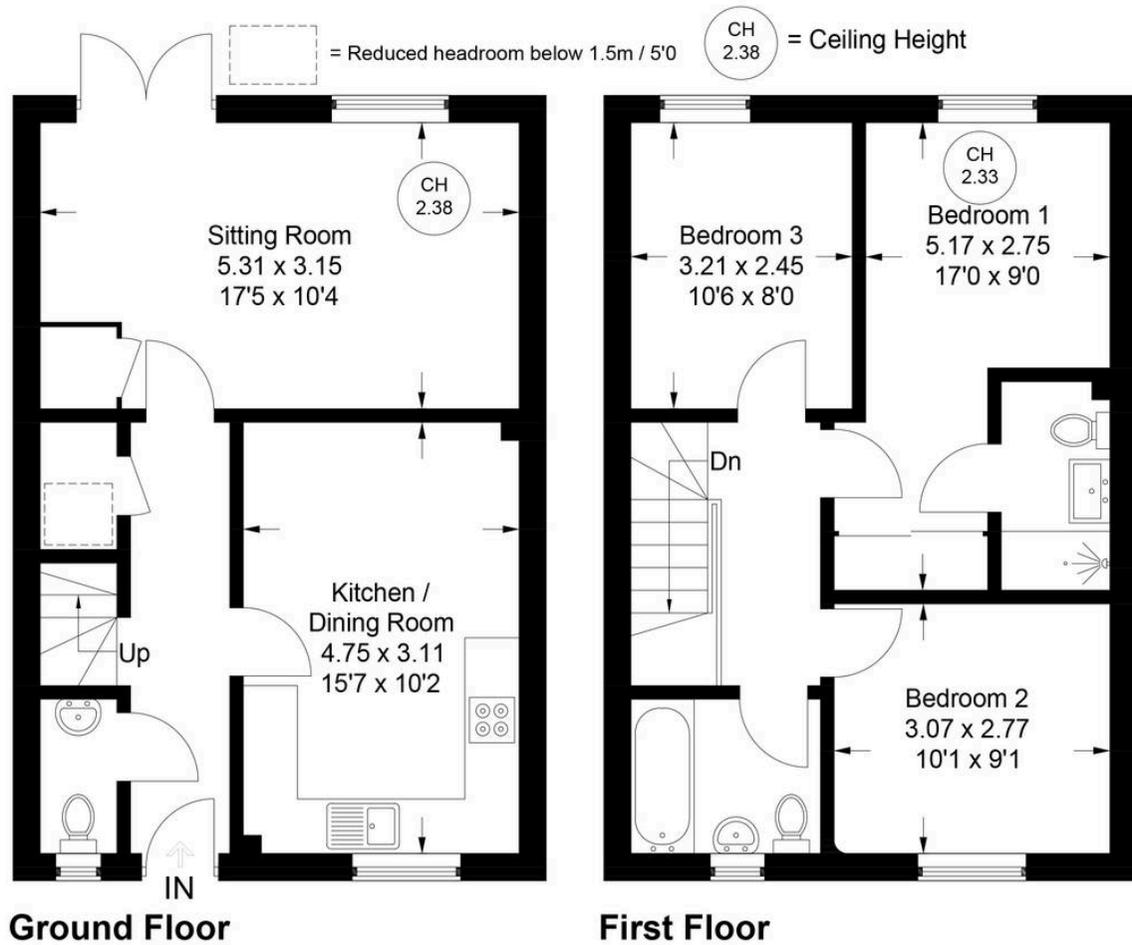


- Council Tax band: D
- Tenure: Freehold
- EPC Energy Efficiency Rating: B
- EPC Environmental Impact Rating: B



This attractive three-bedroom semi-detached house is set within a quiet and established development, providing a peaceful and safe environment ideal for families and those seeking a tranquil setting. The property boasts a spacious internal layout with well-balanced accommodation, featuring generous room sizes and a natural flow between living spaces. The contemporary fitted kitchen is equipped with extensive cupboard storage, quality work surfaces, and ample space for dining and every-day family use, making it the heart of the home. The well-proportioned bedrooms offer flexibility for family living, guest accommodation, or home working arrangements, with the principal bedroom benefiting from its own en-suite for added convenience. A modern family bathroom suite is finished with clean, neutral styling and practical fittings, ensuring comfort and functionality for every-day use. The property also benefits from convenient off-road parking, providing easy and secure parking for both residents and visitors. Situated within easy reach of local amenities including shops, supermarkets, schools, and leisure facilities, this home is well-connected with strong transport links to Aylesbury town centre, the mainline railway station, and major road routes, making commuting straightforward. Outside, the property features a private and enclosed rear garden that offers a peaceful outdoor space perfect for entertaining, children's play, or relaxing during the warmer months. The garden is designed for low maintenance while providing ample room for outdoor furniture, play equipment, or even a kitchen garden if desired. The enclosed aspect ensures safety and privacy, creating a secure environment for families and pets. The property's position within the development further enhances the sense of peace and security, with minimal passing traffic and a friendly neighbourhood atmosphere. Off-road parking is provided to the front of the house, ensuring that residents and visitors always have convenient access without the worry of street parking. This combination of practical outside space and a sought-after location makes the property an appealing choice for those looking to enjoy both comfort and convenience in their next home.





Ground Floor

First Floor

Rome Avenue, HP21

Approximate Gross Internal Area
 Ground Floor = 43.0 sq m / 463 sq ft
 First Floor = 42.7 sq m / 460 sq ft
 Total = 85.7 sq m / 923 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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