



6 Chalgrove End, Stoke Mandeville

In Excess of £550,000



6 Chalgrove End

Stoke Mandeville, Aylesbury

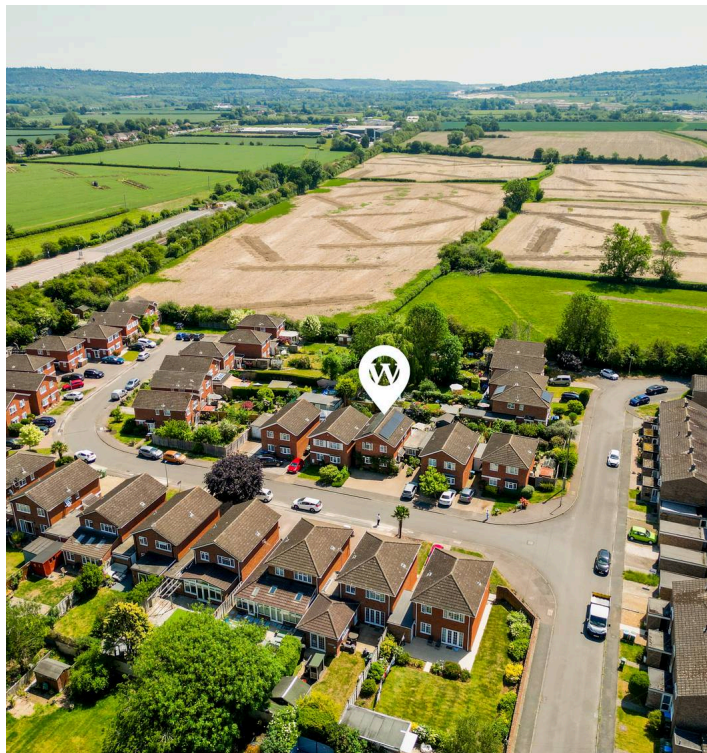
Well-presented four bed link-detached home in a quiet cul-de-sac near Stoke Mandeville station. Three receptions, en suite, solar panels, EV charger, garden, driveway for four cars.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Ground Floor

The property is entered via a hallway with stairs rising to the first floor and access to the ground floor WC, kitchen and lounge/diner. To the front, the kitchen is fitted with a range of wall and base units with work surfaces over, space for appliances and room for a small dining table. A separate utility room sits just off the kitchen, providing further storage and appliance space, with windows to the front aspect in both rooms. The lounge/diner is the heart of the home and provides a generous open plan reception space with ample room for both seating and dining, with bi-fold doors through to the conservatory. The conservatory overlooks the garden and offers an additional seating area, with French double doors opening outside. From here, there is access to the study, which in turn leads to a ground floor reception room/bedroom and separate office, providing useful flexibility for guests, home working or an additional living space.

First Floor

The first floor is arranged off the landing and provides four bedrooms, a family bathroom and an en suite shower room. The principal bedroom is a generous double positioned to the front, benefiting from its own en suite. There are two further double bedrooms, along with a fourth bedroom suited to a single bedroom, nursery or home office. The family bathroom is fitted with a bath with shower over, wash basin and WC.





Floor 0

Approximate total area⁽¹⁾

1503 ft²

139.7 m²

Reduced headroom

2 ft²

0.2 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations
3C standa
approxima
floor plan is

