



Ronald Allen Drive, Stoke Mandeville

In Excess of £550,000

 **TIM RUSS**
& Company



- Modern and well-presented family home in the highly sought-after Stoke Mandeville area
- Ideally located close to Stoke Mandeville station, local amenities, highly regarded schools, hospital and transport links into Aylesbury and London
- Further well-proportioned bedrooms suitable for family life, guests, or home working
- Generous principal bedroom with en-suite shower room
- Open-plan kitchen/dining area ideal for modern family living and entertaining
- Contemporary fitted kitchen with integrated appliances and ample storage space
- Driveway and car port providing convenient, secure and sheltered off-street parking for multiple vehicles
- Beautifully landscaped rear garden offering an ideal space for outdoor dining, entertaining, and relaxation

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

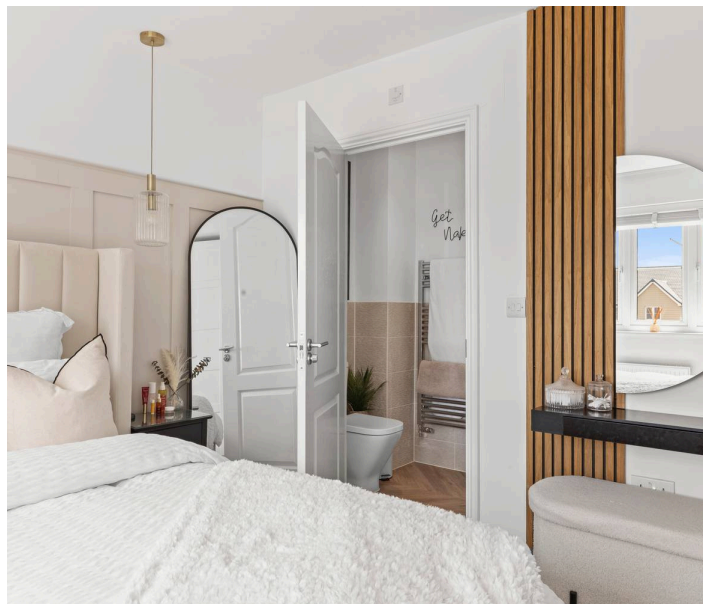


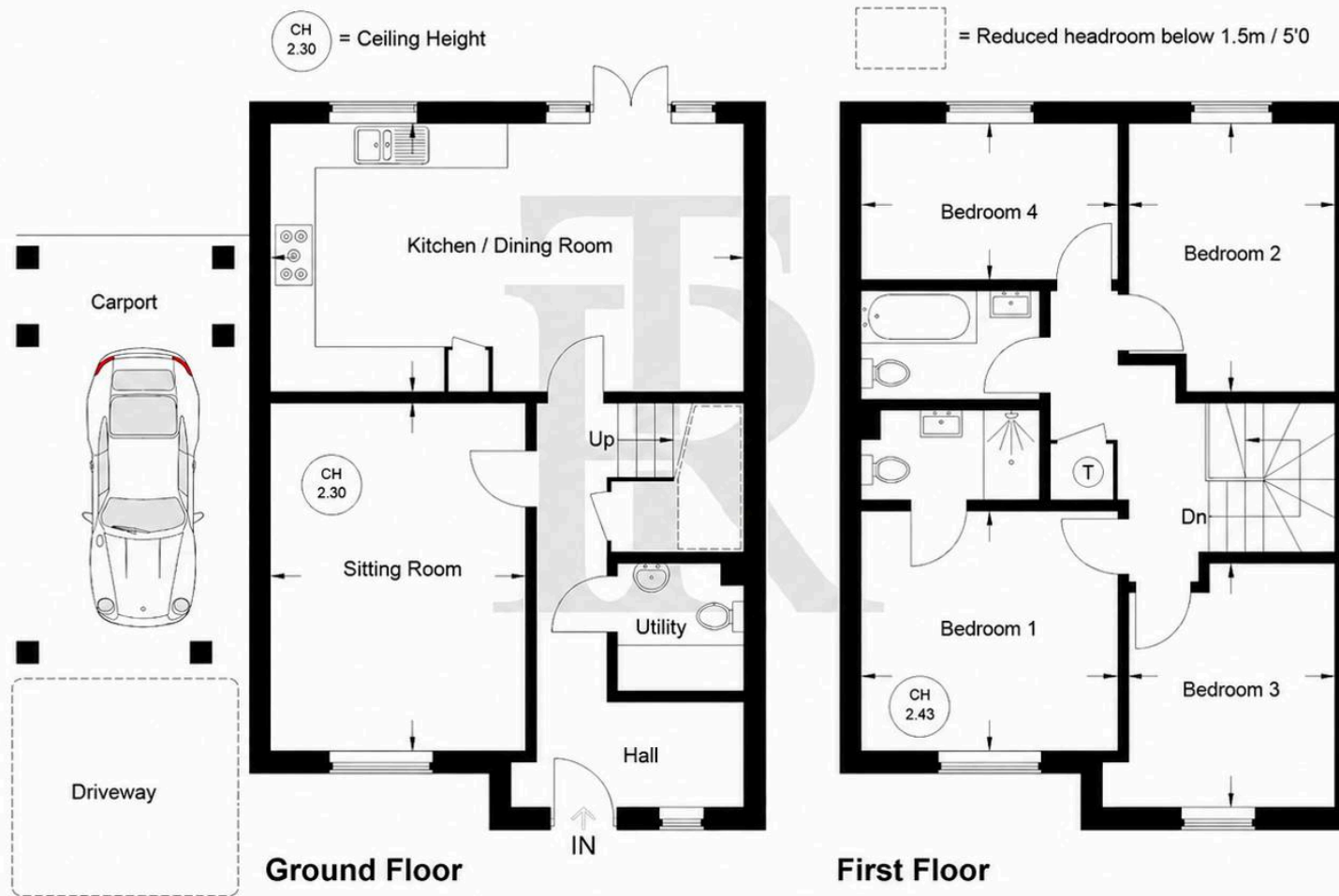
The property can be located within easy reach of all amenities in the village including shops, restaurants and the community centre. Stoke Mandeville also has a good school catchment, a regular bus service linking with Aylesbury town and for those wishing to commute to the city, the main line station to London Marylebone is within a short walk and has a journey time of approx. 50 minutes. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either via Beaconsfield or Thame. The nearby market town of Aylesbury provides a full range of commercial shopping and leisure facilities as well as the highly regarded and sought after Grammar Schools.

This beautifully presented four-bedroom detached family home is located in the highly sought-after Stoke Mandeville area, offering a perfect blend of modern style and practical design. The property has been significantly improved by the current owner with a range of high-quality upgrades throughout, ensuring a move-in ready experience for its next owners. The spacious accommodation is thoughtfully arranged for contemporary family living. The heart of the home is a stunning open-plan kitchen and dining area, complete with a contemporary fitted kitchen, integrated appliances, and ample storage. This sociable space is ideal for family meals and entertaining guests. The bright and welcoming living room benefits from excellent natural light, creating a relaxing environment to unwind. The principal bedroom is generously proportioned and features a stylish en-suite shower room, while the further three bedrooms offer flexibility for family members, guests, or home working and are serviced by a stylish family bathroom. A cloakroom and utility room add further convenience, and the property is covered by a 7-year NHBC warranty for peace of mind.

The location is ideal for commuters and families alike, with Stoke Mandeville station, local amenities, highly regarded schools, the hospital, and excellent transport links into Aylesbury and London all within easy reach. The property also benefits from a driveway and car port, providing secure off-street parking for multiple vehicles.

The outside space has been beautifully landscaped to create a private and tranquil setting for outdoor living. The rear garden offers spaces for dining, entertaining, and relaxation, making it perfect for summer gatherings or quiet evenings at home. Mature planting, well-maintained lawns, and paved seating areas create an attractive outdoor environment, while the enclosed garden provides security and privacy for children and pets. The overall outside space complements the high standard of the interior, providing a seamless transition between indoor and outdoor living.





Ronald Allen Drive, HP22 3

Approximate Gross Internal Area
 Ground Floor = 56.3 sq m / 606 sq ft
 First Floor = 56.1 sq m / 604 sq ft
 Total = 112.4 sq m / 1210 sq ft
 (Excluding Carport)

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

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

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 £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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