



**Connells**

Lower Road  
Aylesbury Stoke Mandeville

# Lower Road Aylesbury Stoke Mandeville HP22 5XA

for sale offers in excess of  
**£460,000**



## Property Description

Tucked away in a peaceful corner of Stoke Mandeville, this charming three-bedroom residence offers exceptional potential and generous living space—perfect for families, professionals, or anyone seeking a quiet retreat with countryside views.

Step through the welcoming porch and into a thoughtfully laid-out ground floor. The spacious lounge features a cosy gas fireplace and flows seamlessly into the dining room via a graceful archway, creating an ideal setting for entertaining or relaxed family meals. Patio doors open directly onto the rear garden, inviting natural light and offering easy access to outdoor living.

The kitchen is bright and airy, fitted with a range of wall and base units, an electric oven and hob, and ample space for additional appliances. A contemporary family bathroom with a full-size bath adds convenience, while a separate study provides the perfect work-from-home setup.

Upstairs, you'll find three well-proportioned bedrooms, including a master with built-in wardrobes. A second family bathroom, complete with a modern shower cubicle, serves the upper floor

Outside, the property truly shines. The extensive driveway accommodates multiple vehicles with ease, and the fully enclosed rear garden offers generous space and stunning views over open fields.

## Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

## Entrance Porch

Door to front  
Tiling underfoot

## Study

7' 4" x 4' 9" ( 2.24m x 1.45m )  
Window to front  
Carpet underfoot  
Radiator

## Lounge

14' 9" max x 11' 9" max ( 4.50m max x 3.58m max )  
Patio doors to rear  
Window to front  
Radiator  
Wood flooring underfoot

Gas fireplace

## Dining Room

11' 6" max x 11' 8" max ( 3.51m max x 3.56m max )

Patio doors to rear

Window to front

Radiator

Wood flooring underfoot

## Kitchen

14' 8" max x 11' 1" max ( 4.47m max x 3.38m max )

Window to side

Window to front

Laminate underfoot

Wall and base units

Electric hob and oven

Part tiling

Understairs cupboard

## Bedroom One

14' 5" max x 11' 9" max ( 4.39m max x 3.58m max )

Window to front

Window to rear

Carpet underfoot

Radiator

Built in wardrobe

## Bedroom Two

14' 9" max x 11' 9" max ( 4.50m max x 3.58m max )

Window to rear

Carpet underfoot

Radiator

Airing cupboard

## Bedroom Three

11' 6" max x 7' 9" max ( 3.51m max x 2.36m max )

Window to front

Carpet underfoot

Radiator

Storage Cupboard

## Bathroom

Window to side

Fully tiled

WC

Wash hand basin

Bath/mixer

Laminate underfoot

Radiator

Space for dryer

## Wet Room

Window to side

Laminate underfoot

WC

Wash hand basin

Shower cubicle

Radiator

Part tiling

## Outside Study

11' 5" max x 8' 3" max ( 3.48m max x 2.51m max )

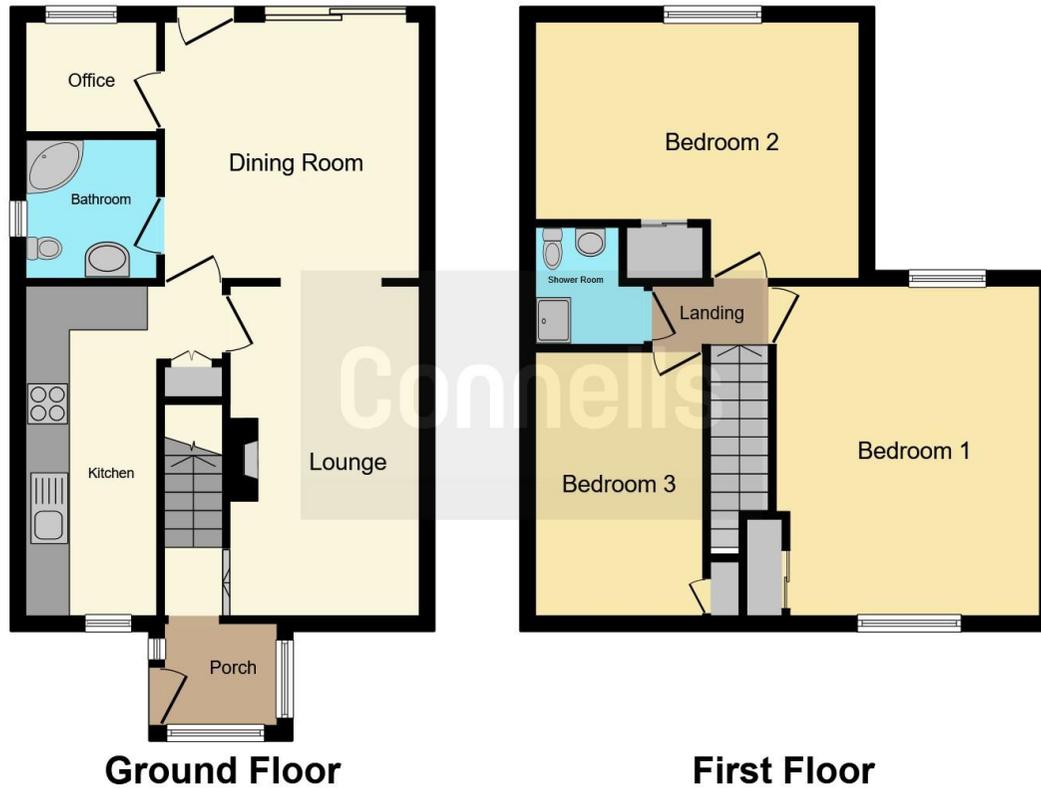
Window to side

## Rear Garden









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.focalagent.com](http://www.focalagent.com)

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2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312492](http://connells.co.uk/Property/ALS312492)**



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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