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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



Aylesbury

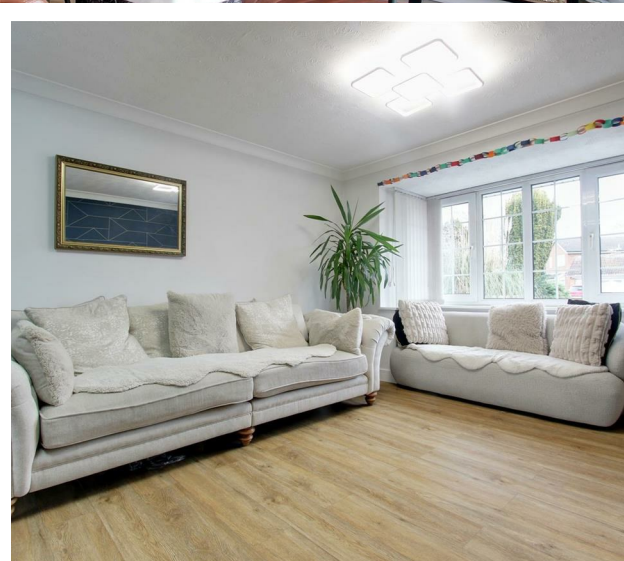
PRICE GUIDE £675,000

# Aylesbury

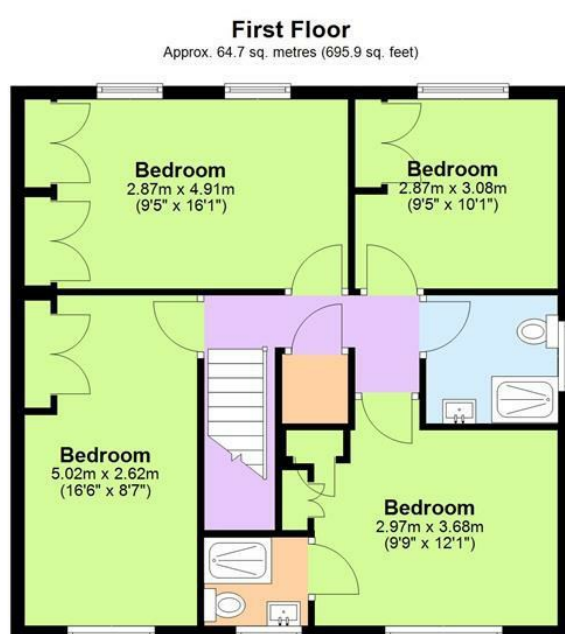
## PRICE GUIDE

£675,000

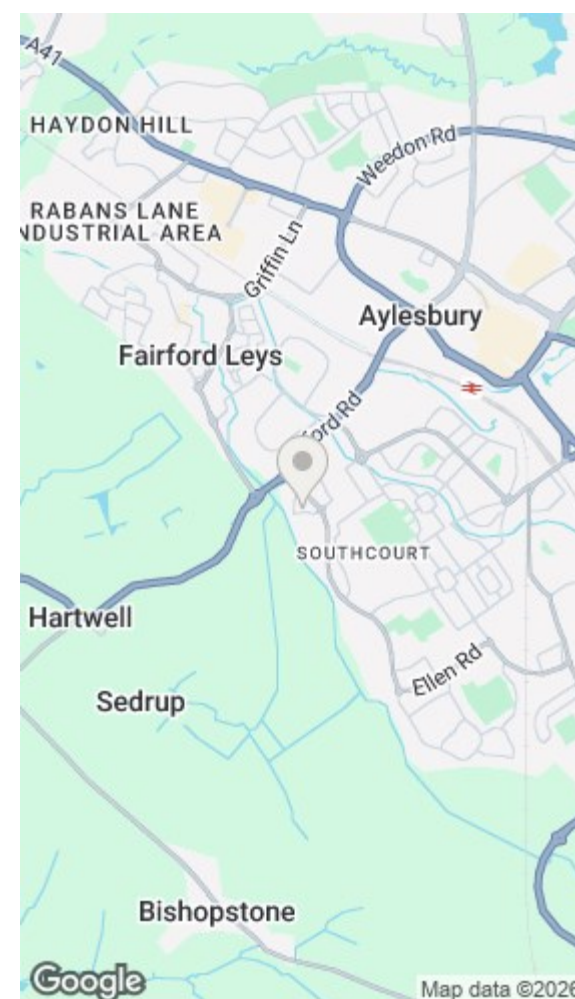
\*\*\*PURCHASE WITH STERLING & RECEIVE £500 CASHBACK UPON COMPLETION\*\*\*Measuring in excess of 1500 sq ft and position in a cul-de-sac location. A well presented detached family home with a stunning open plan kitchen/dining room, separate living room with family area, 4 double bedrooms and ensuite bathroom to the main bedroom. An internal inspection is critical.



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Total area: approx. 141.9 sq. metres (1527.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	82		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

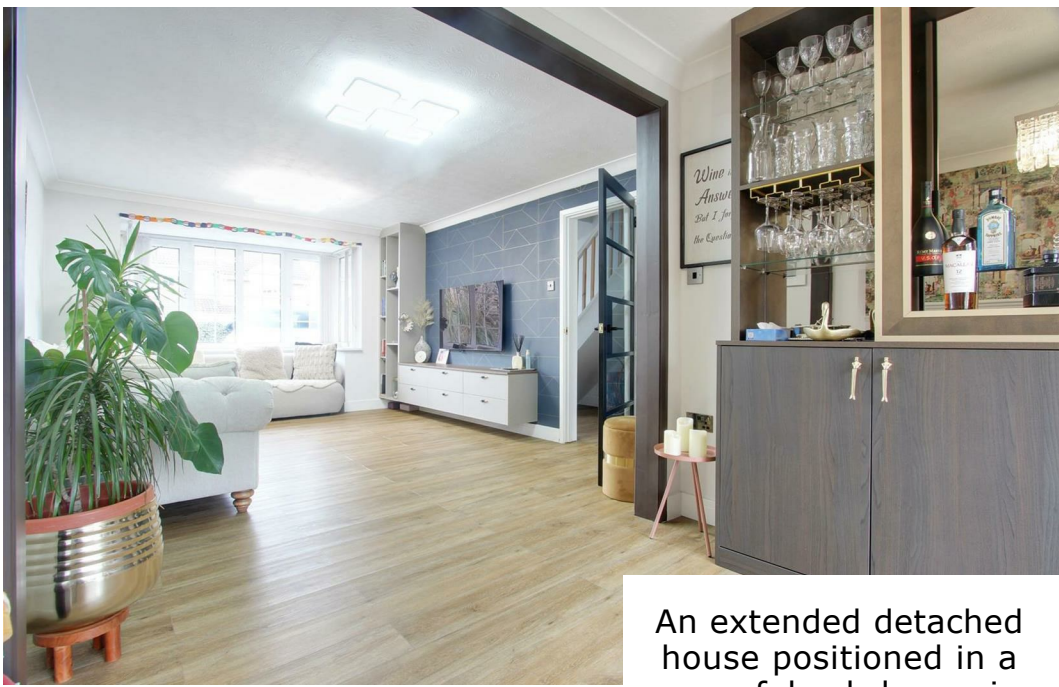
England & Wales EU Directive 2002/91/EC



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An extended detached house positioned in a peaceful cul-de-sac in between Aylesbury & Stoke Mandeville.



#### Ground Floor

The front door opens to a spacious entrance hall which has stairs rising to the first floor and doors opening to the ground floor accommodation. To the right hand side a door opens to the principal reception room which has a living area and a separate family room which has sliding patio doors opening to the rear garden. At the rear of the property is an extended and extensive open plan family size kitchen/dining room the centre piece of which is a island with gas hob and integrated dining console. There are a range of base and eye level units with drawers and work tops over. Bi-fold doors open to the rear garden and bi-fold window to the side opens to an al fresco dining and entertaining space. From the kitchen a door opens to an inner lobby which has a courtesy door to the garage and a door to the ground floor cloakroom.

#### First Floor

The first floor landing has doors opening to all four double bedrooms with two overlooking the front and two overlooking the rear. The main bedroom has a luxuriously appointed ensuite bathroom while the remaining three bedrooms benefit from a family bathroom. From the landing there is an attic opening to the loft space.

#### The Outside

To the front of the property is a hardstanding driveway providing parking for several cars and leading to the garage with metal up and over door. A side pedestrian gate leads to the rear garden where there is a good size flagstone patio area directly to the rear with a pergola over and leading to the main portion of the garden which is laid to lawn and fully enclosed by fencing.

#### The Location

Nestled into the Chiltern Hills in-between the market Towns of Aylesbury and Wendover is Stoke Mandeville of which the property can be found on its outskirts. Excellent transport links can be found via the mainline train station which can get you into London in approximately 1 hour or to Birmingham. The train station is approximately 1.3 miles from this exclusive development. In Stoke Mandeville village itself you will find a selection of pubs within a mile of this property including both The Bell and The Woolpack which offer excellent bar facilities and gastro style dining making them ideal locations to entertain family and friends. The village also boasts a post office, convenience store and beauty salon.

#### Education In The Area

There are a wide choice of schools in the area from primary, jounion through to secondary schools. The renowned Grammar Schools of Aylesbury are within easy striking distance of the proeptry.

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#### Aylesbury Town

Aylesbury offers a wide range of shops and supermarkets to include Waitrose and Marks & Spencers and several retain complexes offering mainstream branded shopping experiences. Alongside this you will find an excellent range of independent retailers and open air markets. Delicious local produce can be sourced at the farmers market held on the last Tuesday of every month.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.



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