



Athens Avenue, Stoke Mandeville
£450,000

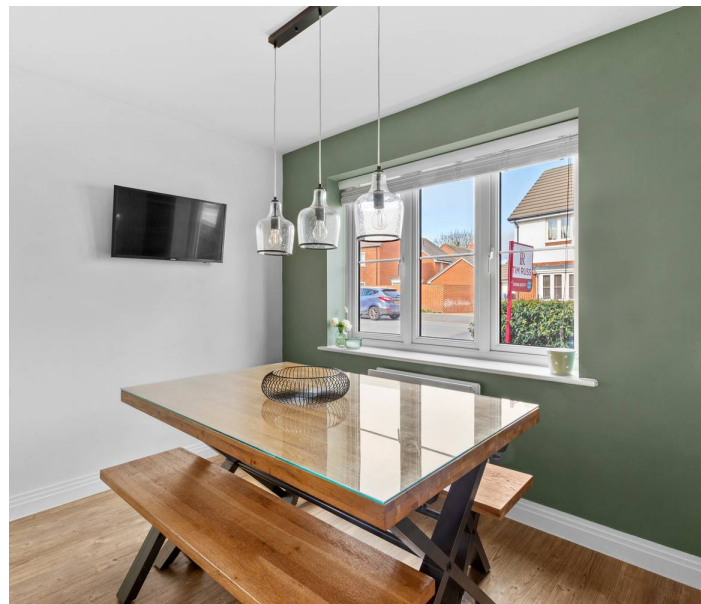
TIM RUSS
& Company



- Ground floor cloakroom/WC off the entrance hall
- Well-balanced layout ideal for families or first-time buyers
- Located within a popular residential development in Stoke Mandeville close to local amenities and transport links
- Principal bedroom with private en-suite shower room
- Modern open-plan kitchen / dining room ideal for everyday living
- Three-bedroom family home arranged over two floors
- Off-street parking
- Private enclosed landscaped rear garden
- Built in 2020 - 4 years NHBC warranty remains

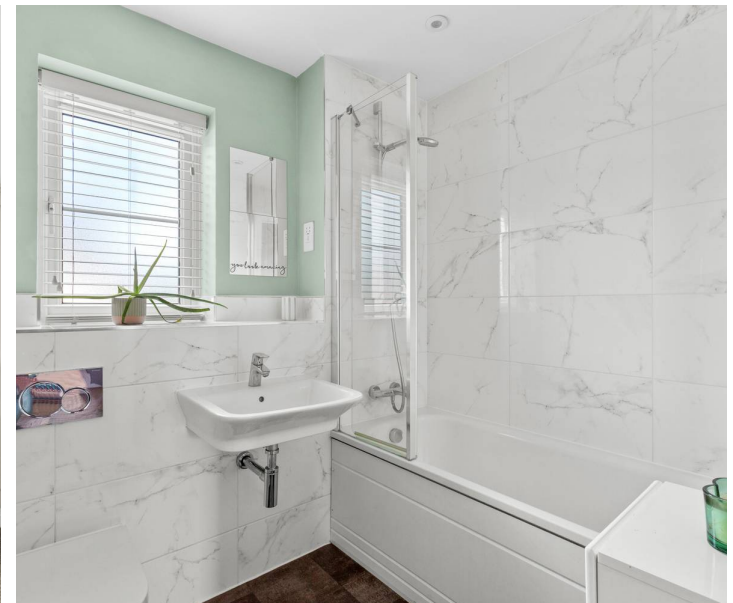
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- Council Tax band: D
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: B
 - EPC Environmental Impact Rating: B

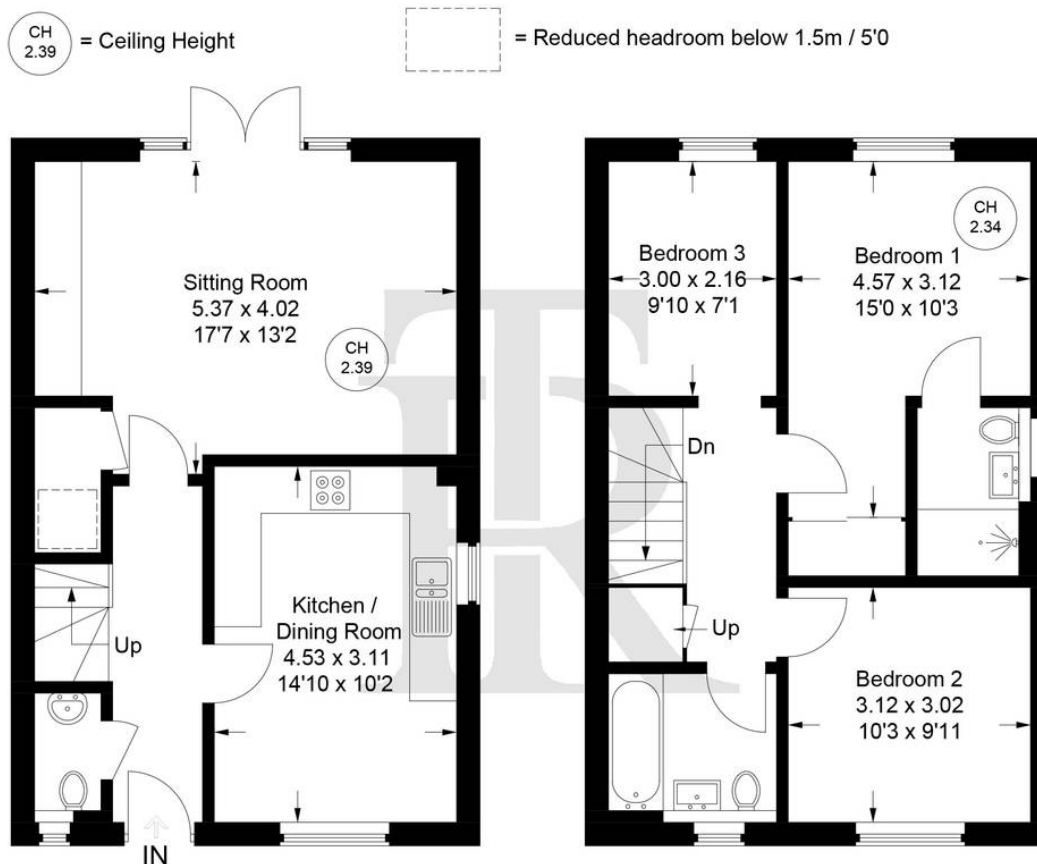
The property can be located within easy reach of all amenities in the village including shops, restaurants and the community centre. Stoke Mandeville also has a good school catchment, a regular bus service linking with Aylesbury town and for those wishing to commute to the city, the main line station 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 Grammar Schools.



This beautifully presented three-bedroom semi-detached house offers a modern and comfortable lifestyle, perfectly suited to families or first-time buyers. Built in 2020, the property benefits from the remainder of a 10-year NHBC warranty (with four years remaining), providing peace of mind for the new owners. The home is arranged over two spacious floors and features a well-balanced layout, beginning with a welcoming entrance hall that leads to a convenient ground floor cloakroom/WC. The bright and airy living room is enhanced by a stylish media wall, creating an inviting space for relaxation and entertainment. The open-plan kitchen and dining room is the heart of the home, designed for both every-day living and entertaining, with contemporary fittings and ample workspace. Upstairs, the principal bedroom boasts a private en-suite shower room, while two further bedrooms and a modern family bathroom complete the first floor. The current owners have tastefully upgraded and improved the property throughout, resulting in a modern and immaculate home that is ready to move straight into.

Externally, the property enjoys a private, enclosed rear garden that has been thoughtfully landscaped to provide a tranquil outdoor retreat. The garden offers a blend of patio and lawned areas, ideal for al fresco dining, children's play, or simply relaxing in the sunshine. Mature planting and fencing ensure a sense of privacy and seclusion, making it a perfect space for both entertaining and unwinding. To the front, the property benefits from off-street parking, adding to the convenience for residents and visitors alike. Situated within a popular residential development in Stoke Mandeville, the home is ideally located close to local amenities, reputable schools, and excellent transport links, including nearby rail and road connections. This property presents an exceptional opportunity to acquire a modern family home with attractive outdoor space, all within a sought-after community setting. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.





Athens Avenue, HP21 9

Approximate Gross Internal Area
 Ground Floor = 46.2 sq m / 497 sq ft
 First Floor = 45.6 sq m / 491 sq ft
 Total = 91.8 sq m / 988 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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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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.