



**BEETHOVEN DRIVE**  
Aylesbury, Buckinghamshire HP21 9FQ



**A well-located three-bedroom detached family home situated on the Aylesbury/Stoke Mandeville border, offering easy access to Stoke Mandeville Hospital and the popular village amenities.**

**£450,000**

Discover this beautifully presented and generously proportioned three-bedroom detached home, ideally positioned on the Aylesbury/Stoke Mandeville border. With Stoke Mandeville Hospital and the sought-after village close by, the location offers both convenience and a welcoming community feel.

The property benefits from double glazing, gas central heating, a bright entrance hall, cloakroom, a spacious lounge, and a modern kitchen/dining room with doors opening onto the rear garden. Upstairs features a master bedroom with en-suite, two further well-sized bedrooms, and a family bathroom.

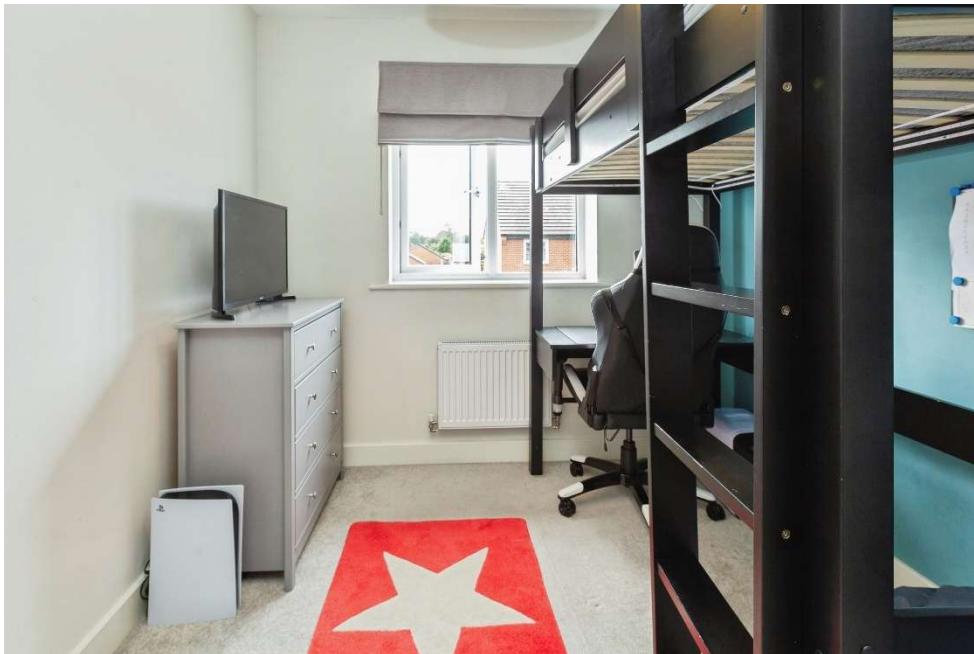
Three Bedroom Detached  
Kitchen/ Diner With Doors Into Rear Garden  
Garage Converted Into Home Office/ Gym  
Stoke Mandeville/Aylesbury Borders  
Close To Hospital (0.3 Miles)  
Close To Stoke Mandeville Train Station (1.3 Miles)  
Built By Bloor Homes  
1,047sq Ft Total (Approx)

Tenure: Freehold EPC Rating: B Council Tax Band: E



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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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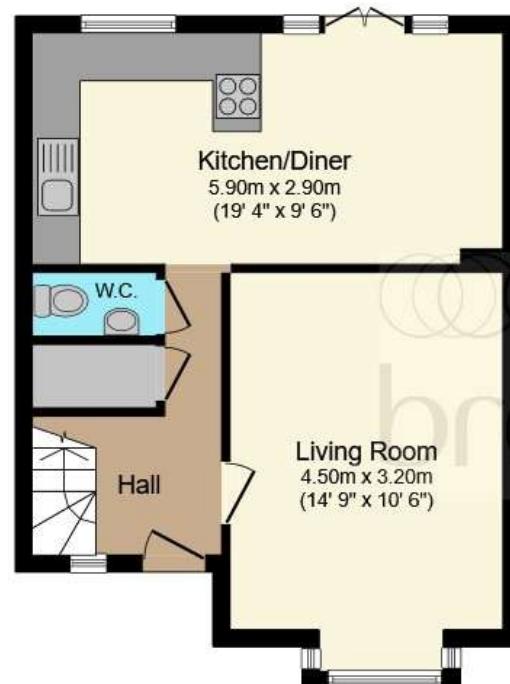
Property Ref:  
AYL115628 - 0012

 01296 488111

 Aylesbury@brownandmerry.co.uk  
 5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN  
 brownandmerry.co.uk



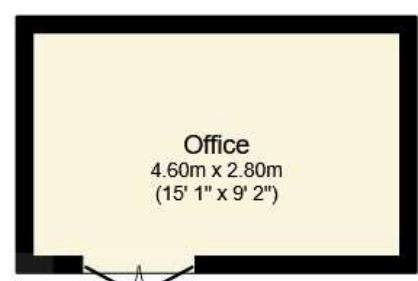
Please note the marker reflects the postcode not the actual property



Ground Floor



First Floor



Outbuilding

**Total floor area 97.3 m<sup>2</sup> (1,047 sq.ft.) approx**

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)

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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