



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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Outside, the enclosed rear garden provides an inviting space to relax or entertain, while the driveway leads to a converted detached garage—offering front storage and a versatile office/gym at the rear. An internal viewing is strongly recommended to fully appreciate all this impressive home has to offer.

The property is conveniently positioned within easy reach of village amenities, including local shops (0.5 miles), restaurants (1 mile), and the community centre. For commuters, Stoke Mandeville offers a mainline station with direct services to London Marylebone in approximately 50 minutes. Road connections are also excellent, with the M25 accessible via the A41 at Tring, and the M40 reached through Beaconsfield or Thame—ideal for those travelling by car.



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AYL115628 - 0012



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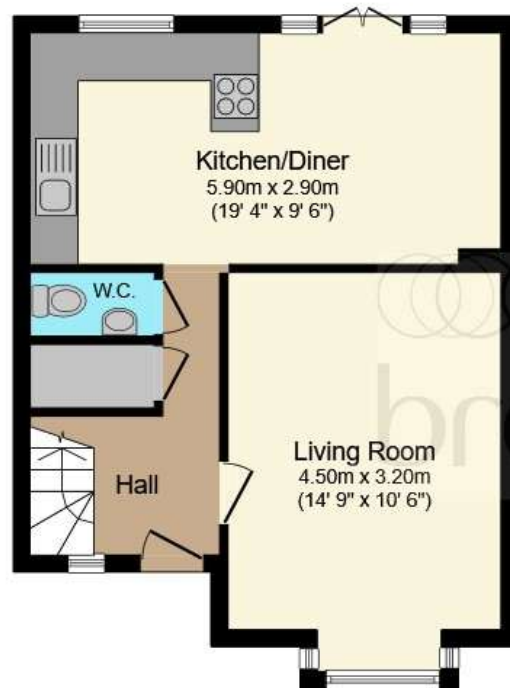
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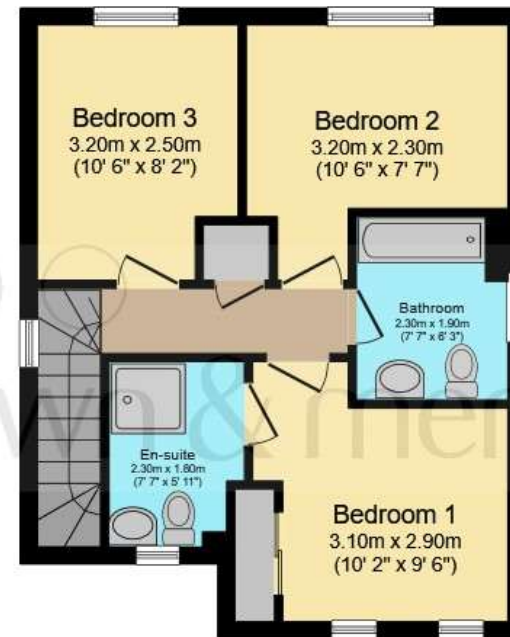
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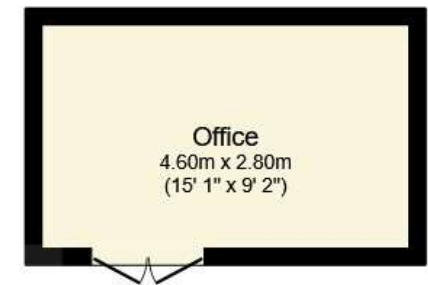
Please note the marker reflects the
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Ground Floor



First Floor



Outbuilding

Total floor area 97.3 m² (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

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