



Connells

Lower Road
Stoke Mandeville Aylesbury



Property Description

Upon entering the property, you are welcomed by an entrance porch leading through to a central hallway. To the front aspect, a well-proportioned study provides excellent flexibility and could easily serve as a fourth bedroom, benefits from dual-aspect windows and a built-in wardrobe. Opposite, you will find an impressive lounge/dining room, featuring a striking character brick archway that seamlessly links the living space to the kitchen. The dining area offers direct access to a delightful conservatory. The kitchen truly forms the heart of the home, boasting charming exposed ceiling beams alongside a range of wall and base units. Integrated appliances include a NEFF electric oven and microwave, ensuring both functionality and style for modern living. Completing the ground floor is a beautifully appointed family bathroom, fitted with a corner bath, separate shower cubicle, WC, and wash hand basin.

Upstairs, the first floor hosts three further bedrooms, two of which benefit from built-in wardrobes. The principal rear bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by a separate WC.

To the front, there is ample driveway parking and access to an extended garage with an electric door, which in turn leads through to a useful garden workshop. The rear garden well maintained and backs onto open fields. Further benefits include solar panels and underfloor heating, enhancing the home's energy efficiency and comfort.

Entrance Porch

Door to side
Tiling underfoot

Entrance Hall

Door to front
Tiling underfoot

Shower Room

Bath
Shower cubicle
WC
Wash hand basin
Window to side
Towel radiator

Lounge/Diner

27' 8" x 11' 8" (8.43m x 3.56m)
Window to front

Kitchen

13' x 11' 9" (3.96m x 3.58m)
Window to side
Integrated fridge/freezer and dishwasher
Neff electric oven and electric hob

Integrated microwave

Wall and base units

Study/Bedroom Four

9' 4" x 8' (2.84m x 2.44m)

Window to front and side

Wooden flooring

Built in wardrobe

Conservatory

11' 10" x 10' 2" (3.61m x 3.10m)

Tiling underfoot

Underfloor heating

Rear door to patio

Landing

Loft access - part boarded

Bedroom One

12' 1" x 11' 3" (3.68m x 3.43m)

Window to rear

Wood flooring

Built in wardrobe

Underfloor heating

En-Suite

WC

Wash hand basin

Shower cubicle

Bedroom Two

11' 9" x 14' 1" (3.58m x 4.29m)

Wood flooring

Window to front

Underfloor heating

Bedroom Three

11' 1" x 9' 1" (3.38m x 2.77m)

Window to front

Wood flooring

Built in wardrobe

Underfloor heating

Wc

Window to side

WC

Wash hand basin

Garage

23' 5" x 17' 3" (7.14m x 5.26m)

Electric door

Workshop

17' 3" x 13' 2" (5.26m x 4.01m)

Rear Garden

Parking

Driveway parking









Total floor area 199.9 m² (2,151 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.propertybox.io



To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313064



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALS313064 - 0003