



**Hampden Road, Stoke Mandeville Aylesbury HP22 5TW**



**welcome to**

**Hampden Road, Stoke Mandeville Aylesbury**

Brown & Merry are pleased to offer for sale this spacious three-bedroom family home being situated in a small cul-de-sac location within the popular village of Stoke Mandeville, walking distance of the railway station and local amenities. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, lounge/dining room, kitchen, three well-proportioned bedrooms, wet room, front and rear gardens, driveway and garage. NO UPPER CHAIN.



## Accommodation Comprises:

**Entrance Hall**

**Cloakroom**

**Lounge/Dining Room**

21' 5" x 9' 4" ( 6.53m x 2.84m )

**Kitchen**

16' 10" x 8' 5" ( 5.13m x 2.57m )

**First Floor & Landing**

**Bedroom One**

15' 6" x 8' 6" ( 4.72m x 2.59m )

**Bedroom Two**

13' x 9' 5" ( 3.96m x 2.87m )

**Bedroom Three**

12' 8" max x 8' 1" max ( 3.86m max x 2.46m max )

**Wet Room**

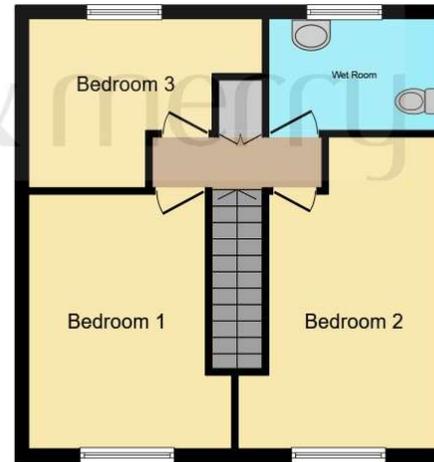
**Outside**

**Front & Rear Garden**

**Driveway & Garage**



**Ground Floor**



**First Floor**



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)



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welcome to

## Hampden Road, Stoke Mandeville Aylesbury

- THREE BEDROOM FAMILY HOME
- STOKE MANDEVILLE VILLAGE
- CLOSE TO STATION & SCHOOL
- SOLAR PANELS
- STOKE MANDEVILLE HOSPITAL (2 miles)
- VIEWINGS HIGHLY RECOMMENDED
- NO UPPER CHAIN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

fixed price

# £350,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
AYL115691 - 0009

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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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