



## HALES CROFT, STOKE GRANGE, AYLESBURY

PRICE £675,000  
FREEHOLD

A spacious four bedroom detached home situated in the highly sought-after location of Stoke Grange, offered to the market with no upper chain. The property boasts multiple reception rooms, a dedicated home office and a convenient downstairs cloakroom. The well-appointed kitchen complements the generous living space, while upstairs offers four well-proportioned bedrooms, including a principal bedroom with en suite, and a family bathroom. Externally, the home benefits from a wrap-around garden, double garage, and driveway parking, making it ideal for family living.



## HALES CROFT

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- OFFERED WITH NO UPPER CHAIN
- WRAP AROUND GARDEN
- DOUBLE GARAGE AND DRIVEWAY PARKING
- MULTIPLE RECEPTION ROOMS
- EN SUITE AND FAMILY BATHROOM
- FANTASTIC ROAD LINKS
- CLOSE TO TOP SCHOOLS
- HOME OFFICE



### LOCATION

Stoke Grange is a popular development situated on the southside of Aylesbury. Constructed in the early 1980's the estate has easy access towards London/M40 on the A413 and benefits from being within equal distance of Aylesbury and Stoke Mandeville Train Stations offering mainline services into London Marylebone. An ideal location for families the estate is within walking distance from Aylesbury Grammar and High School and is the catchment area for William Harding Combined. Further benefits to this location includes: Small parade of shops – walking distance to the Guttman Gym and Swimming pool – close by is Stoke Mandeville Hospital.

### ACCOMMODATION

The accommodation begins with a welcoming entrance hall featuring stairs rising to the first floor and a useful storage cupboard. From here, there is access to a home office and a convenient downstairs cloakroom. The main living room is a generous and bright space, enhanced by a bay window and a feature fireplace, creating a warm and inviting atmosphere. Double doors lead through to the dining room, which in turn opens into the conservatory, offering views over the garden and direct access to the outside.

The kitchen is well proportioned and fitted with a built-in breakfast bar, space for a range-style cooker, and a

door providing side access to the property, making it both practical and functional for family living.

To the first floor, the landing offers access to the loft and an airing cupboard. There are four well-sized bedrooms, with built-in wardrobes to bedrooms one, two and three. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a wrap-around garden offering a variety of outdoor spaces. There is a gravelled area with established trees and access to the garage, along with a paved patio area ideal for outdoor seating, leading to a lawn bordered by mature shrubs. The garden is fully enclosed, providing privacy and security.

Additional benefits include a double garage and driveway parking, completing this well-appointed family home in a highly desirable location.

## HALES CROFT





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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

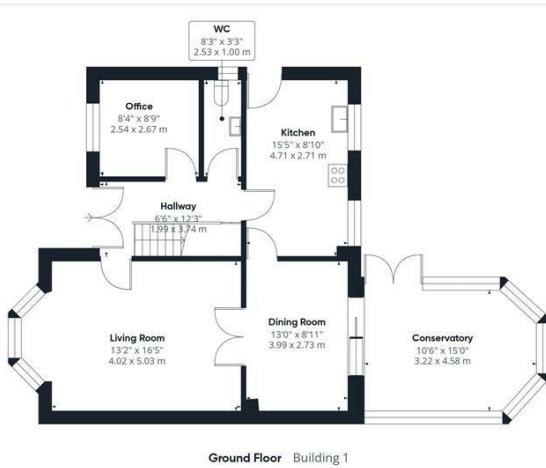
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 1737.00 sq ft

**Tenure** – Freehold





Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1737 ft<sup>2</sup>  
161.5 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces  
  
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
  
GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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