





**£450,000**

This is an immaculate three bedroom detached home located in the popular Stoke Mandeville area. Built in 2018 by Bloor Homes this property benefits from a host of upgrades by the current vendor including fitted Bosch appliances, upgraded flooring throughout, landscaped rear garden and data points in every room. The property also benefits from approximately 8 years NHBC warranty remaining. Property comprises entrance hall, lounge with bay window, cloakroom, kitchen/ diner, three bedrooms, en-suite to master, family bathroom, landscaped rear garden, garage and driveway

# Property Description

## ENTRANCE

Double glazed front door opens to:

## ENTRANCE HALL

Radiator, storage cupboard, stairs rise to the first floor, porcelain tiled floor, double glazed window to the front.

## CLOAKROOM

Low level wc, wash hand basin with mixer tap, radiator, extractor, porcelain tiled floor.

## LOUNGE 15' 0" x 20' 7" (4.57m x 6.27m)

Double glazed bay window to the front, two radiators, porcelain tiled floor.

## KITCHEN/DINER 19' 7" x 9' 6" (5.96m x 2.89m)

Double glazed window to the rear, double glazed French door to the rear garden, storage units at base and eye level, one and a half bowl single drainer sink unit with mixer tap, integrated fridge/freezer, washing machine and dishwasher, oven and hob with cooker hood over, square edge work surface areas, radiator, porcelain tiled floor.

## LANDING

Double glazed window to the side, radiator, airing cupboard, access to loft space.

## BEDROOM ONE 10' 8" x 9' 10" (3.25m x 2.99m)

Two double glazed windows to the front, radiator, fitted wardrobes.

## EN-SUITE

Double glazed window to the front, low level wc, wash hand basin with mixer tap, corner shower, heated towel rail, porcelain tiled floor, extractor.

## BEDROOM TWO 11' 1" x 10' 3" (3.38m x 3.12m)

Double glazed window to the rear, radiator.

## BEDROOM THREE 10' 8" x 8' 4" (3.25m x 2.54m)

Double glazed window to the rear, radiator.

## BATHROOM

Low level wc, wash hand basin with mixer tap, panelled bath with shower attachment, heated towel rail, porcelain tiled floor, double glazed window to the side.

## OUTSIDE

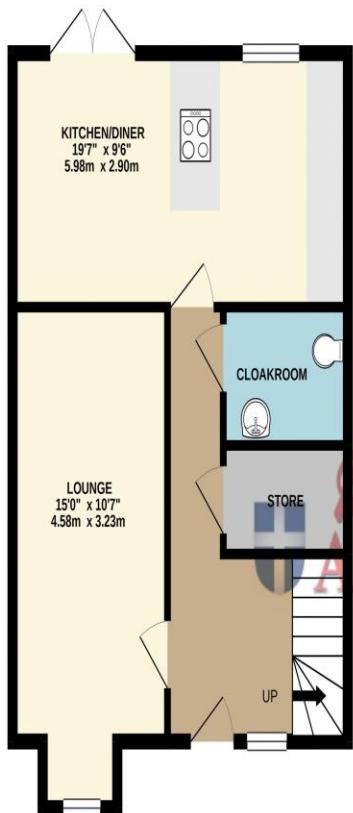
## GARAGE

Single garage and driveway.

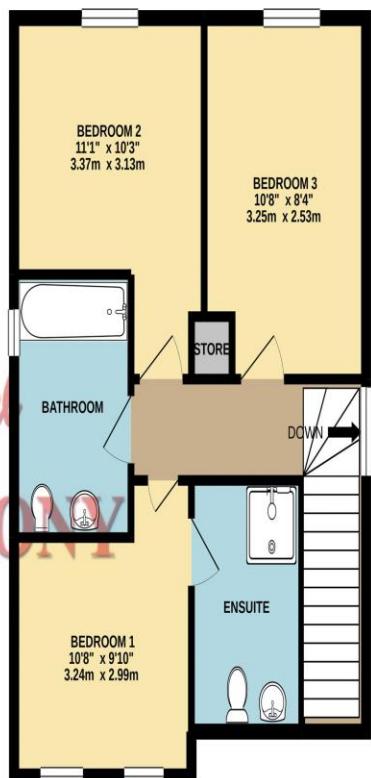
## REAR GARDEN

Larger than average landscaped rear garden, large patio seating area, mainly laid to white stones, door to garage, outside tap.

GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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54 Kingsbury Aylesbury Buckinghamshire HP20 2JE  
01296 433666 | [aylesbury@michaelanthony.co.uk](mailto:aylesbury@michaelanthony.co.uk)

