

4 Bedroom Detached

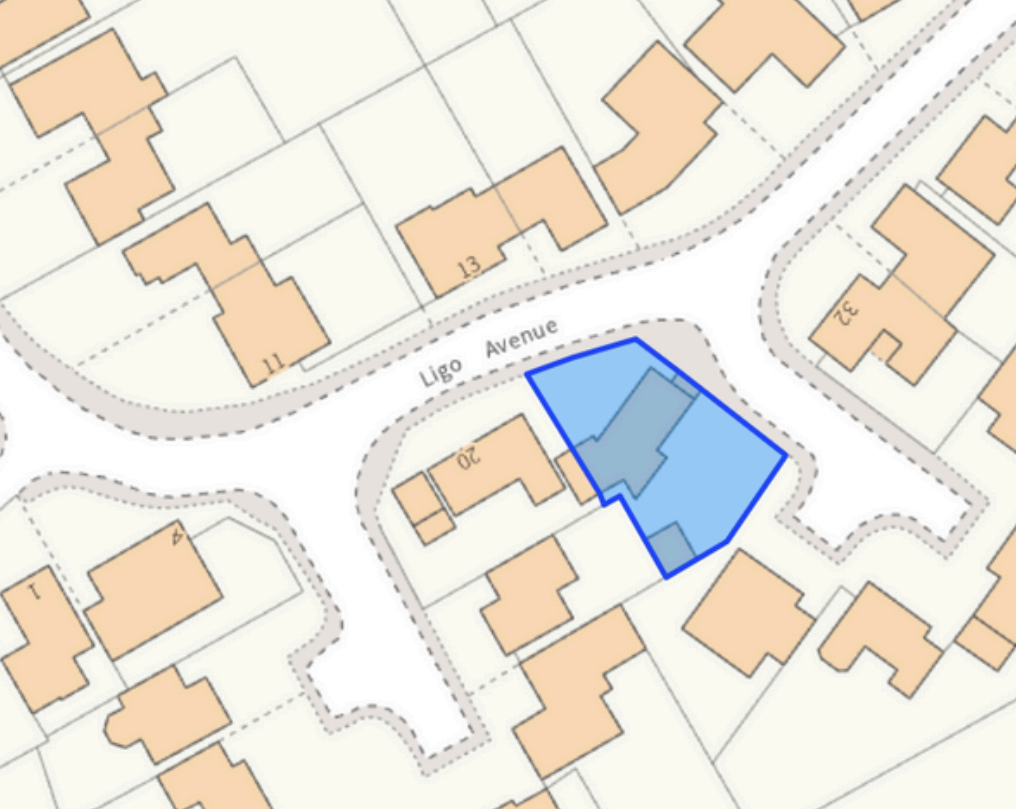
STOKE MANDEVILLE VILLAGE

22 Ligo Avenue, Stoke Mandeville
Buckinghamshire HP22 5TX



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THIS HOME FEATURES

VILLAGE LOCATION
5 MIN WALK TO LONDON-
BOUND TRAIN STATION
DETACHED FAMILY HOME
FOUR BEDROOMS
(ARRANGED AS THREE)
ENSUITE TO MASTER
GARAGE & DRIVE
OPEN PLAN
LIVING/DINING SPACE
WALK TO SCHOOLS

LOCATION

Stoke Mandeville is a charming village on the outskirts of Aylesbury, Buckinghamshire, offering a welcoming community and a perfect balance of countryside and convenience. Surrounded by scenic landscapes, the village provides a peaceful setting with easy access to local amenities, including shops, a well-regarded primary school,

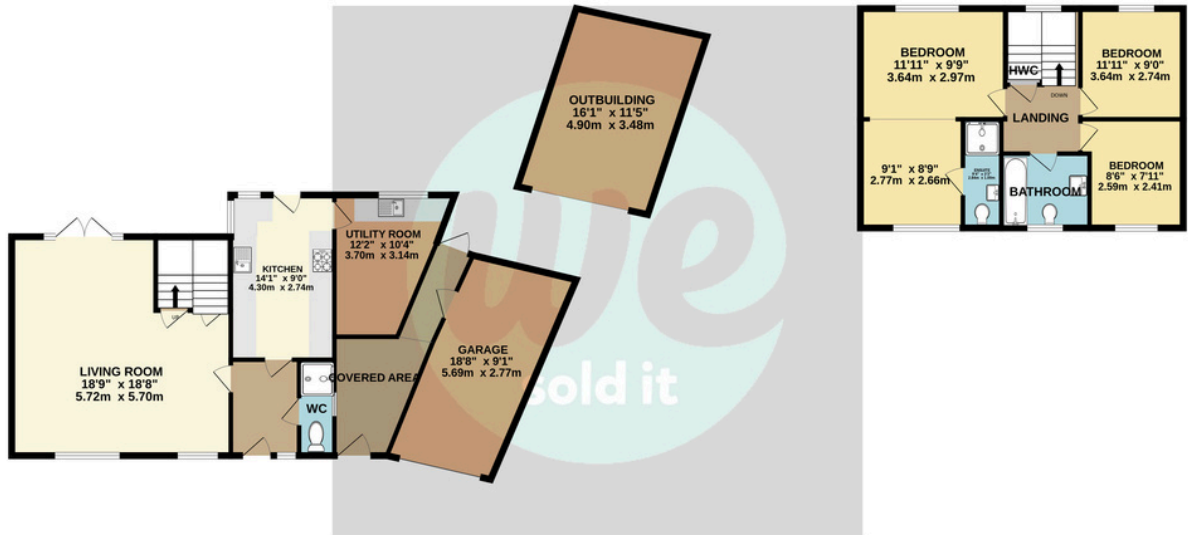
traditional pubs, and various leisure facilities. Commuting is convenient, with the Stoke Mandeville railway station offering direct links to London Marylebone in under an hour and excellent road connections to the A41 and M25. With its community spirit, accessibility, and scenic environment, Stoke Mandeville is a highly desirable village for families and professionals alike.





We Sold It are delighted to present to the market this spacious four-bedroom detached family home, located in the sought-after village of Stoke Mandeville, is currently configured as a three-bedroom property, offering flexibility to suit a variety of needs. With a well-designed layout, the home features a welcoming entrance hall, a log burner is located in the open-plan lounge/diner perfect for family gatherings. Upstairs, the property is adaptable, allowing for easy conversion back to four bedrooms if desired. Outside, a private rear garden provides an ideal space for relaxation and entertaining, while driveway parking and a garage add convenience, outbuilding currently used as a gym, off road parking for 4 vehicles . This home combines village charm with close proximity to local amenities, schools, and transport links.





TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, no liability is accepted for any errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

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 prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

