



Station Road  
Stoke Mandeville  
Aylesbury  
Buckinghamshire  
HP22 5UA

Offers In Excess Of £788,000

bettermove

# Station Road Aylesbury

Bettermove are proud to present this 5 bedroom detached house in Aylesbury.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen, office room, 2 bedrooms and 2 bathrooms on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Stoke Mandeville, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A413, A41 and Stoke Mandeville railway station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

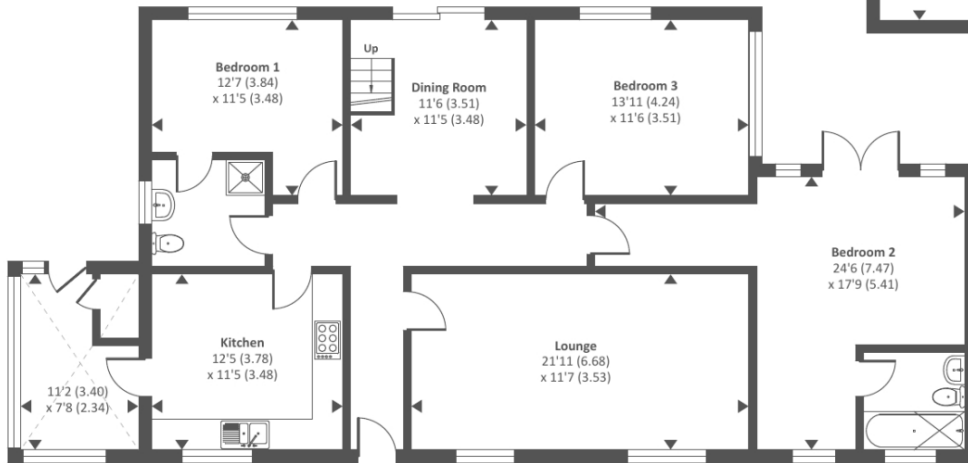
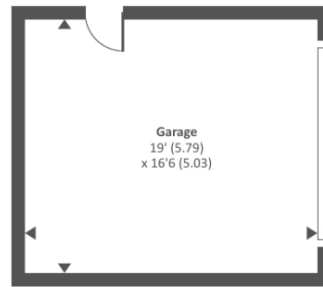


Approximate Area = 1944 sq ft / 180.6 sq m

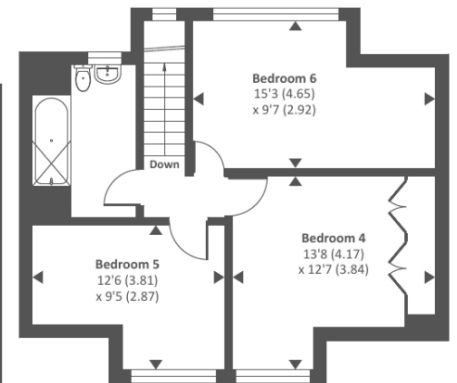
Garage = 314 sq ft / 29.1 sq m

Total = 2258 sq ft / 209.7 sq m

For identification only - Not to scale



Ground floor



First floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



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