



Lennon Way, Stoke Mandeville  
£440,000





- Built in 2019
- Presented in Excellent Condition Throughout
- Fitted Kitchen/Diner
- Integrated Kitchen Appliances
- Guest Cloakroom and Utility
- Enclosed Rear Garden
- Garage and Off Street Parking
- Three Bedrooms
- EnSuite to Main Bedroom
- EPC Rating of B

- 
- Council Tax band: D
  - Tenure: Freehold
  - EPC Energy Efficiency Rating: B
  - EPC Environmental Impact Rating: B

The property can be located within easy reach of all amenities in the village including shops, restaurants and the community centre. Stoke Mandeville also has a good school catchment, a regular bus service linking with Aylesbury town and for those wishing to commute to the city, the main line station to London Marylebone is within a short walk and has a journey time of approx. 50 minutes. Stoke Mandeville Hospital is within walking distance so the location is ideal for those that work within the hospital. Alternatively, for those travelling by car the M25 can be reached via the A41 bypass at Tring or the M40 which can be accessed either via Beaconsfield or Thame. The nearby market town of Aylesbury provides a full range of commercial shopping and leisure facilities as well as Grammar Schools.

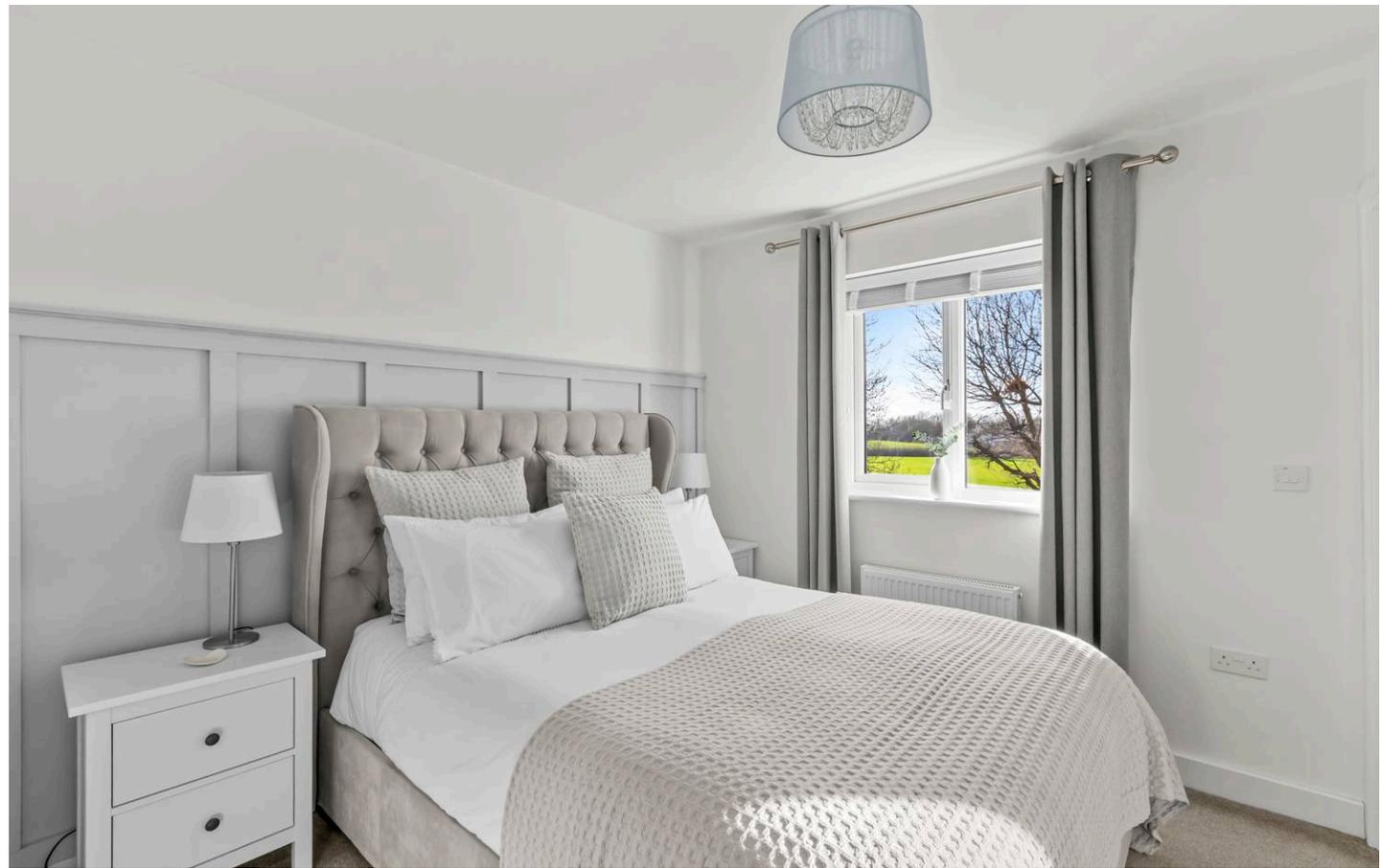


This beautifully presented three-bedroom semi-detached house, built in 2019, offers spacious and contemporary accommodation in excellent condition throughout. The property welcomes you with a bright entrance hallway that leads to a generous lounge, perfect for relaxing or entertaining. To the rear, a stylish fitted kitchen and dining area features integrated appliances (including fridge freezer, oven, hob and dishwasher), providing both practicality and a sleek modern finish, while a useful guest cloakroom and utility room add further convenience for daily living.

Upstairs, the main bedroom benefits from its own en suite shower room, creating a private retreat, and the two additional bedrooms are both well-proportioned, offering flexibility for family, guests or a home office. The family bathroom is finished to a high standard with contemporary fittings. Additional features include double glazing, gas central heating and quality flooring throughout, ensuring comfort and energy efficiency, as reflected in the property's impressive EPC rating of B.

A particular highlight of this home is its enviable position backing directly onto open fields, enjoying a wonderful sense of privacy with no overlooking to the rear — a rare and highly desirable feature. The property also benefits from a beautifully maintained south west facing garden, ideal for enjoying afternoon and evening sun. In addition, there are two separate driveway parking spaces, a significant advantage and something seldom found on homes of this style, along with a garage providing secure storage or further parking options.

With its modern build, thoughtful layout, private outlook, sunny garden and excellent parking provision, this property represents a superb opportunity to acquire a move-in ready home that combines style, comfort and practicality. Early viewing is highly recommended to fully appreciate all that this exceptional house has to offer.





## Lennon Way, HP21 9

Approximate Gross Internal Area  
 Ground Floor = 39.4 sq m / 424 sq ft  
 First Floor = 38.9 sq m / 419 sq ft  
 Garage = 18.9 sq m / 203 sq ft  
 Total = 97.2 sq m / 1046 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes. Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them. For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.