



Lennon Way, Stoke Mandeville

Offers Over £535,000

 **TIM RUSS**  
& Company



- Attractive three-bedroom detached family home in a popular Stoke Mandeville location
- Excellent access to Aylesbury town centre, local amenities, well-regarded schools, and mainline transport links into London
- Private rear garden offering space for outdoor dining and relaxation
- Modern fitted kitchen with ample cupboard and worktop space
- Bright and welcoming living room with excellent natural light
- Spacious and thoughtfully arranged accommodation throughout
- Driveway parking with access to garage, providing secure off-street parking
- Generous principal bedroom complete with a dedicated dressing room area and stylish en-suite
- Quiet residential setting within a well-established and sought-after development
- Well-maintained throughout, offering move-in-ready accommodation for modern family living

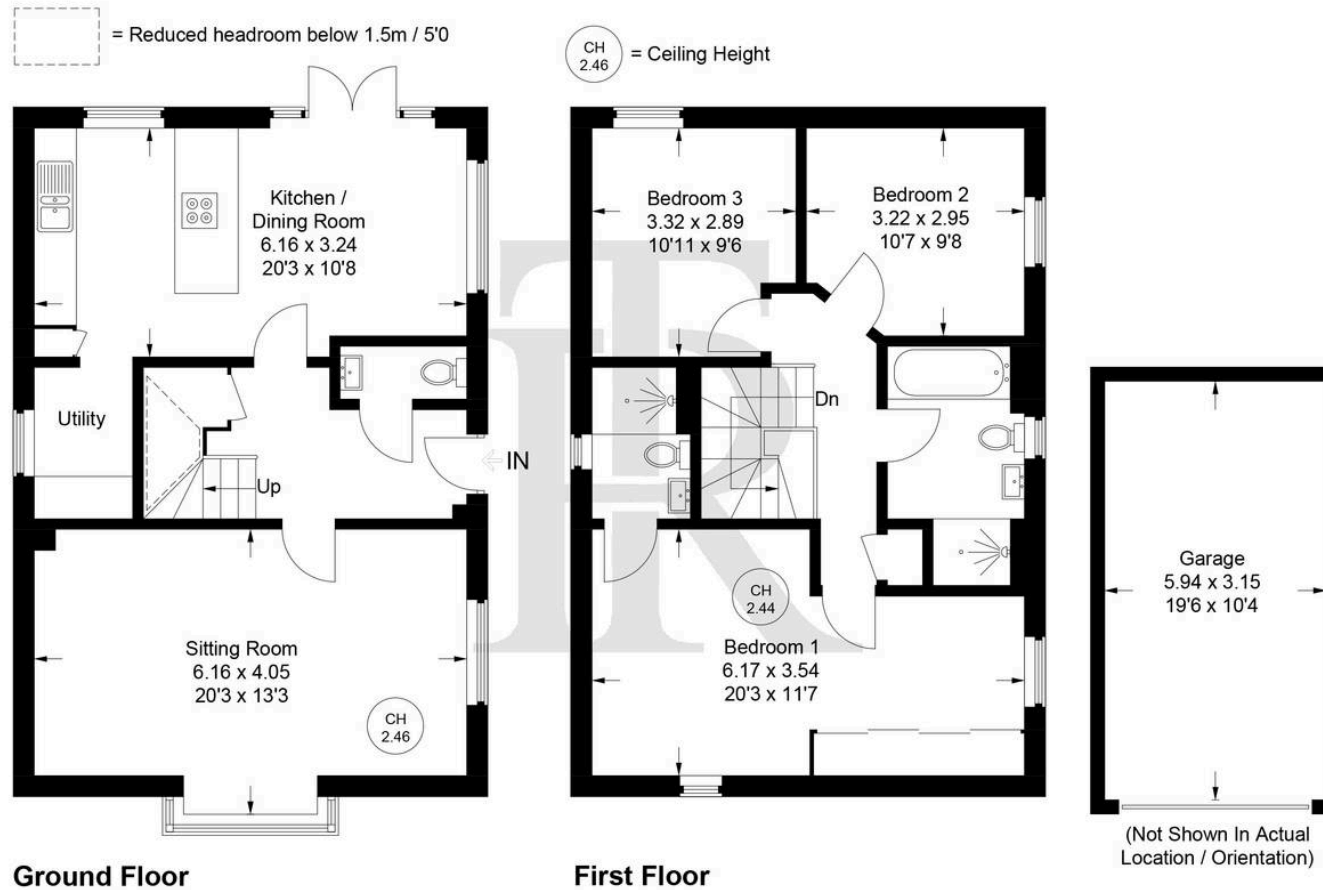
The property can be located within easy reach of all amenities in the village including shops, restaurants and the community centre. Stoke Mandeville also has a good school catchment, a regular bus service linking with Aylesbury town and for those wishing to commute to the city, the main line station 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 attractive three-bedroom detached family home is situated in a quiet, well-established development in one of Stoke Mandeville's most sought-after residential areas. Offering excellent access to Aylesbury town centre, local amenities, well-regarded schools, and mainline transport links into London, the property is ideally positioned for both commuters and families alike. The spacious and thoughtfully arranged accommodation includes a bright and welcoming living room with abundant natural light, a modern fitted kitchen with ample cupboard and worktop space, and a separate utility room for added convenience. The ground floor also benefits from a stylish downstairs W/C. Upstairs, there are three generously proportioned double bedrooms, including a principal suite with its own dedicated dressing room area and a contemporary en-suite shower room. The family bathroom is finished to a high standard with modern fittings. The property is well-maintained throughout, offering move-in-ready accommodation designed for modern family living. Additional features include driveway parking with access to a secure garage, as well as an EV charger for electric vehicles.

The private, south-facing rear garden is beautifully landscaped and designed for both relaxation and entertaining. A spacious patio area provides the perfect setting for outdoor dining, while the well-tended lawn offers plenty of space for children to play or for keen gardeners to enjoy. Mature planting and secure boundary fencing ensure a sense of seclusion and privacy, making the garden an ideal retreat after a busy day. The property's attractive frontage is complemented by a neat driveway and established borders, providing a welcoming approach and ample off-street parking. With its combination of generous internal accommodation and thoughtfully designed outdoor space, this home offers a superb opportunity for those seeking a quality family property in a desirable Aylesbury location.





## Lennon Way, HP21 9

Approximate Gross Internal Area  
 Ground Floor = 58.1 sq m / 625 sq ft  
 First Floor = 56.6 sq m / 609 sq ft  
 Garage = 18.7 sq m / 201 sq ft  
 Total = 133.4 sq m / 1435 sq ft

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

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

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