



Rome Avenue, Stoke Mandeville

In Excess of £425,000

 **TIM RUSS**
& Company



- Attractive and well-maintained residential home set within an established neighbourhood
- Spacious internal layout with well-balanced accommodation
- Contemporary fitted kitchen
- Well-proportioned bedrooms
- Modern family bathroom suite
- Private and enclosed rear garden
- Convenient off-road parking provision ensuring easy and secure parking for residents and visitors
- Excellent access to local amenities
- Well-connected location with strong transport links to Aylesbury town centre, mainline railway station, and major road routes for commuting convenience

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



The property is situated on the popular south side of Aylesbury close to the Stoke Mandeville hospital and only a few minutes' drive from the town centre and train station. Within easy access of schools for children of all ages including Aylesbury's Grammar School and High School, there is also a superb range of shops, restaurants and leisure facilities in Aylesbury and Wendover.



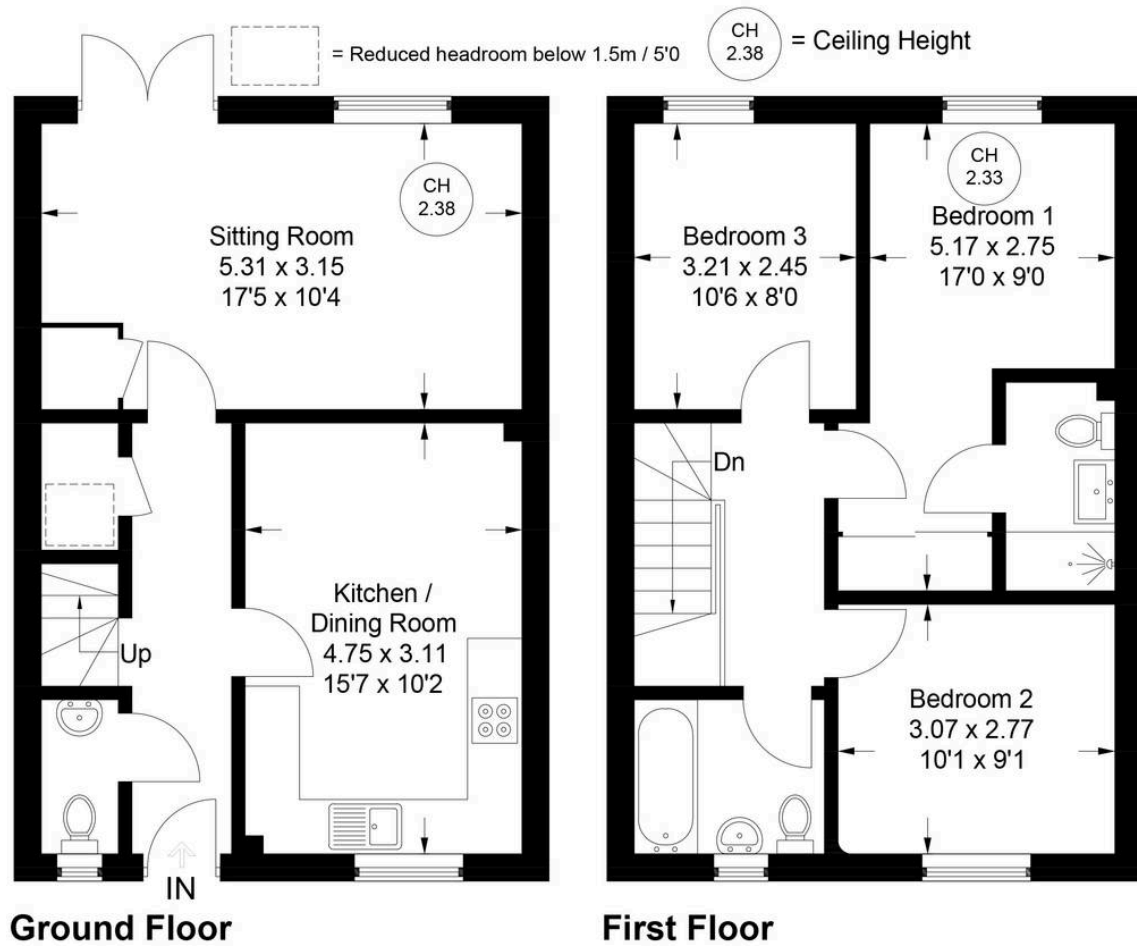
This attractive three-bedroom semi-detached house is set within a quiet and established development, providing a peaceful and safe environment ideal for families and those seeking a tranquil setting. The property offers a spacious internal layout with well-balanced accommodation, featuring generous room sizes and a natural flow between living spaces. The contemporary fitted kitchen is equipped with extensive cupboard storage, quality work surfaces, and ample space for dining and everyday family use, making it the heart of the home.

The well-proportioned bedrooms offer flexibility for family living, guest accommodation, or home working, with the principal bedroom benefiting from its own en-suite. A modern family bathroom suite is finished with clean, neutral styling and practical fittings, ensuring comfort and functionality for everyday use. The property also benefits from off-road parking, providing easy and secure parking for residents and visitors.

Situated within easy reach of local amenities including shops, supermarkets, schools, and leisure facilities, this home is well-connected with strong transport links to Aylesbury town centre, the mainline railway station, and major road routes, making commuting straightforward.

Outside, the property features a private and enclosed rear garden, offering a peaceful space perfect for entertaining, children's play, or relaxing during the warmer months. The garden is designed for low maintenance while providing ample room for outdoor furniture or play equipment. The enclosed aspect ensures safety and privacy, creating a secure environment for families and pets. The property's position within the development further enhances the sense of peace, with minimal passing traffic and a friendly neighbourhood atmosphere.





Rome Avenue, HP21

Approximate Gross Internal Area
 Ground Floor = 43.0 sq m / 463 sq ft
 First Floor = 42.7 sq m / 460 sq ft
 Total = 85.7 sq m / 923 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 £65 (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.