



Roylands, Stoke Mandeville - HP22 5WN
£500,000

 **TIM RUSS**
& Company



Roylands

Stoke Mandeville

- Just Five Years Old
- Three Bedrooms
- Fitted Kitchen Diner
- Double Aspect Sitting Room
- Ensuite To Main Bedroom
- Enclosed Garden
- Off Street Parking and Single Garage
- Approved Planning for Side/Rear Extension

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. 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.



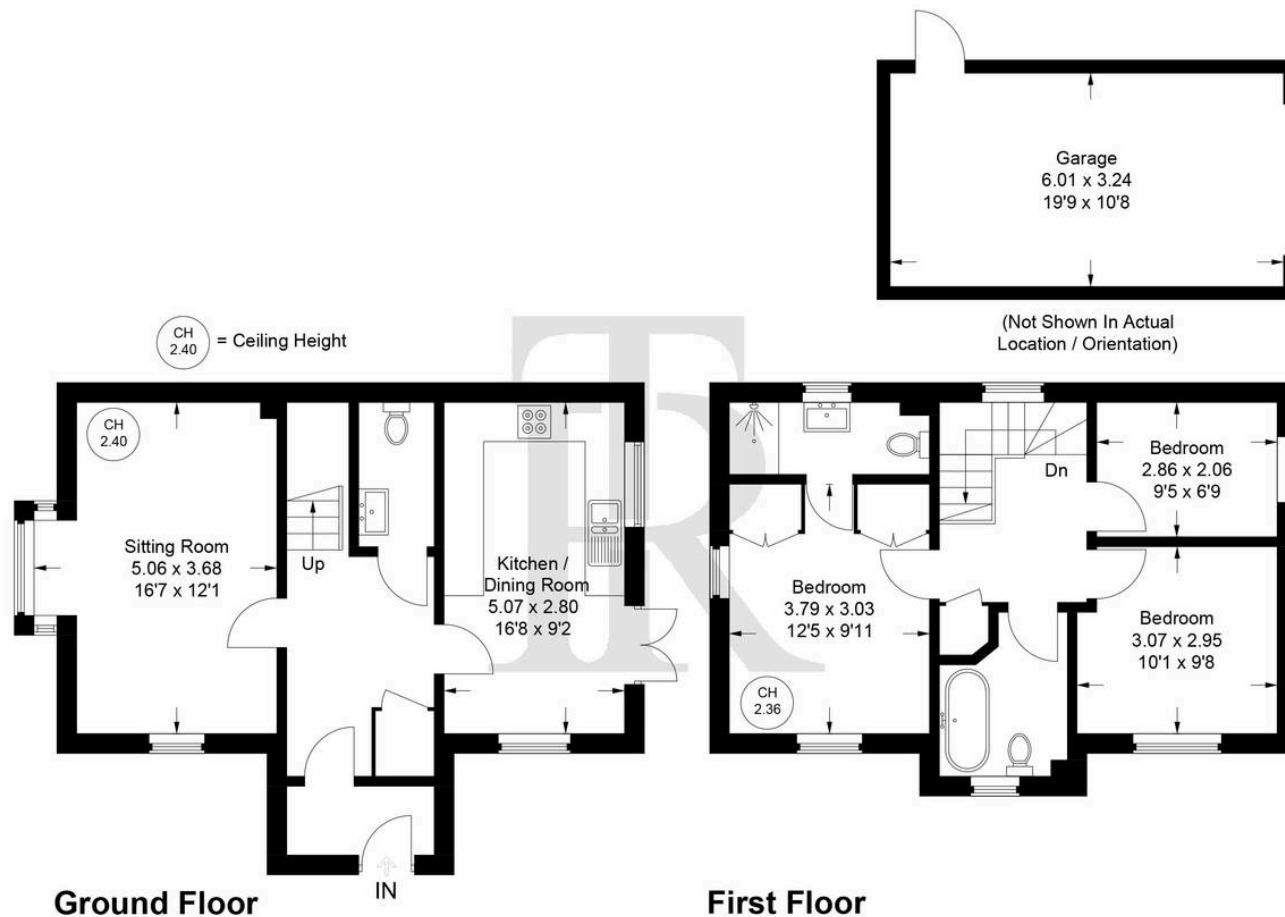
Roylands

Stoke Mandeville

This impressive three bedroom detached house, just five years old, offers contemporary living in a sought-after residential location. The property is thoughtfully designed to accommodate modern family life. An entrance porch has just been added to the property allowing for coat and shoe storage and leads to welcoming hallway. The heart of the home is the stylish fitted kitchen diner, featuring ample storage and workspace, integrated appliances, and plenty of room for a dining table, making it a perfect space for family meals or hosting guests. Double doors lead off the kitchen into the enclosed garden. The double aspect sitting room is full of natural light making the ideal room to relax and enjoy. Upstairs, the main bedroom benefits from its own ensuite shower room, providing a private retreat for the homeowners, while two further bedrooms offer flexible accommodation for children, guests, or a home office. The family bathroom is finished to a high standard with contemporary fixtures and fittings. Additional practical features include off street parking for several cars and a single garage, ensuring convenience and security for vehicles and storage. The property also comes with approved planning permission for a side and rear extension (plans available upon request), offering a fantastic opportunity for buyers to further enhance and personalise their living space to suit their needs. Immaculately presented throughout, with neutral décor and quality finishes, this home is ready to move into and enjoy from day one. This property presents an ideal opportunity for families or professionals seeking a modern, low-maintenance home with scope for future growth. Early viewing is highly recommended to fully appreciate the quality and potential this superb home has to offer.

Council Tax band: E - EPC Rating B - Tenure Freehold





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Approximate Gross Internal Area
 Ground Floor = 47.4 sq m / 510 sq ft
 First Floor = 43.4 sq m / 467 sq ft
 Garage = 19.5 sq m / 210 sq ft
 Total = 110.3 sq m / 1187 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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