



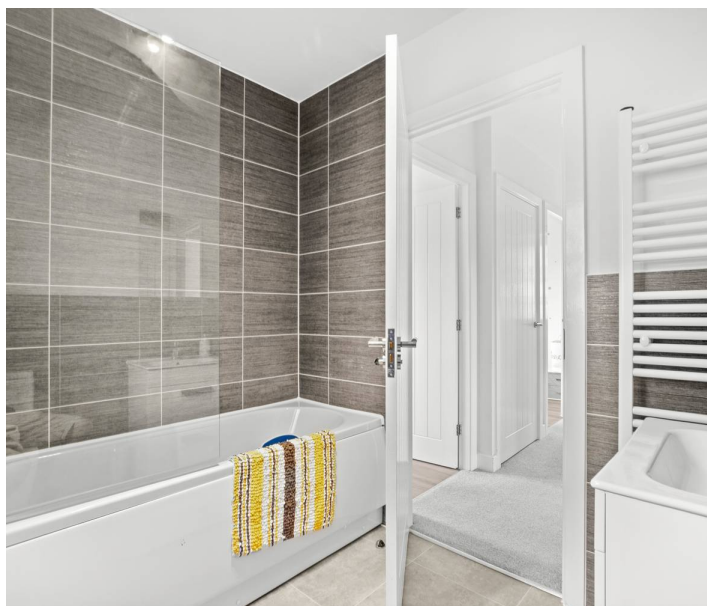
Ravel Lane, Stoke Mandeville
£475,000

TR TIM RUSS
& Company



- Garage and private driveway providing ample off-street parking
- Principal bedroom benefitting from fitted wardrobes and a contemporary en-suite shower room
- Impressive open-plan kitchen/dining room with integrated appliances and generous workspace
- Beautifully presented three-bedroom detached family home in a highly sought-after residential location
- Landscaped and enclosed rear garden, ideal for outdoor entertaining and family enjoyment
- Excellent transport links to Aylesbury town centre, mainline railway station and major road networks
- Situated within easy reach of highly regarded schools, local amenities and parks
- Beautifully maintained throughout and ready for immediate occupation

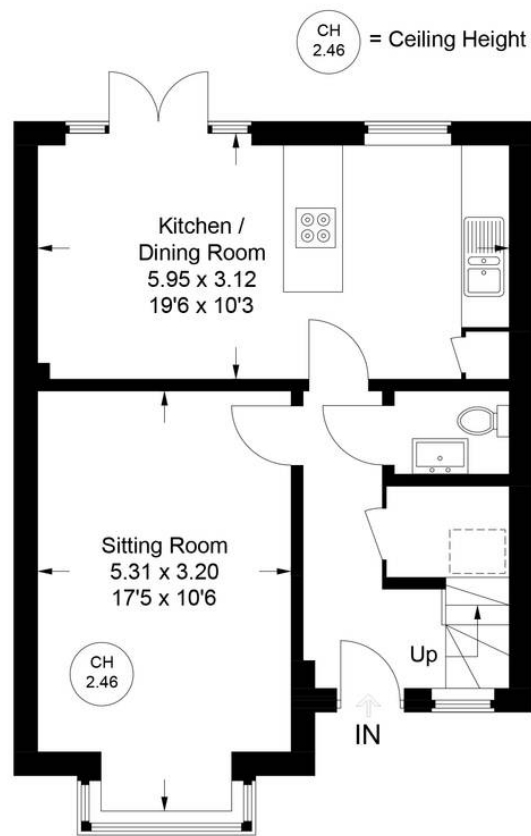
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- Council Tax band: E
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: B



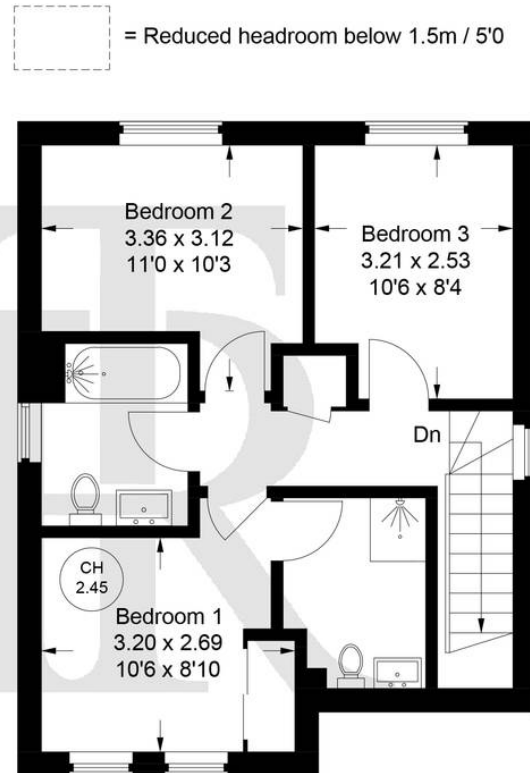
Aylesbury is well-connected for commuters, with Stoke Mandeville & Aylesbury Railway Station providing direct services to London Marylebone, while the A41 and A418 offer easy road links to the surrounding towns and motorways. Regular bus routes also make getting around simple and convenient. Families are well catered for, with an impressive selection of well-regarded schools, including a number of grammar schools serving the area. Parks, green spaces and countryside walks are never far away, offering plenty of opportunity to enjoy the outdoors. With its great transport links, strong schooling, and a welcoming community feel, Aylesbury continues to be a highly sought-after location for buyers and commuters alike.

This beautifully presented three-bedroom detached family home offers an outstanding blend of style, practicality and location in one of the area's most sought-after residential settings. The property is immaculately maintained throughout and ready for immediate occupation, making it an ideal choice for families seeking a move-in-ready home. The bright and spacious living room provides a welcoming space for relaxation and entertaining, while the impressive open-plan kitchen and dining room features integrated appliances and generous workspace, perfect for family meals and gatherings. A convenient ground floor cloakroom/WC adds further practicality. Upstairs, the principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, offering a private retreat. Two further well-proportioned bedrooms are served by a stylish family bathroom. The property also includes a garage and a private driveway, providing ample off-street parking. With the remainder of an NHBC warranty, this home offers added peace of mind for years to come. Ideally positioned for commuters, Stoke Mandeville Railway Station is within easy reach, offering direct rail services to London Marylebone, while Aylesbury town centre and major road networks are also conveniently accessible. The outside space has been thoughtfully landscaped to create an enclosed rear garden, ideal for outdoor entertaining and family enjoyment. The garden provides a safe and private environment for children to play, with plenty of space for al fresco dining, summer gatherings or simply relaxing outdoors. The garage offers excellent additional storage or secure parking, while the private driveway provides ample off-street parking for multiple vehicles. A well-equipped local park is just a short stroll away, providing an excellent space for children to play and families to enjoy the outdoors. Situated within easy reach of highly regarded schools, everyday amenities and beautiful green spaces, this home is perfectly positioned for modern family living. Whether relaxing in the garden, enjoying the nearby park or making use of the excellent transport links, this property offers a superb lifestyle opportunity in a highly desirable location.

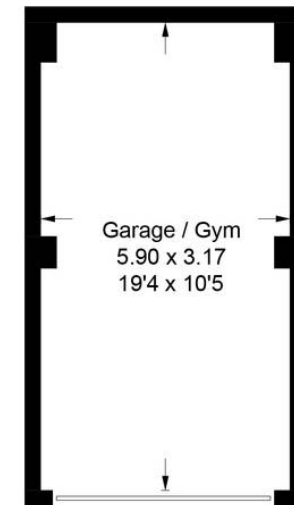




Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Ravel Lane, HP21 9

Approximate Gross Internal Area

Ground Floor = 45.0 sq m / 484 sq ft

First Floor = 43.3 sq m / 466 sq ft

Garage / Gym = 18.6 sq m / 200 sq ft

Total = 106.9 sq m / 1150 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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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.