



Risborough Road, Stoke Mandeville,

NEW INSTRUCTION!!!! Williams are delighted to bring to market this newly refurbished 2/3 bedroom Grade II listed cottage situated in the beautiful village of Stoke Mandeville. The property consists of entrance hall, newly fitted kitchen, lounge, dining area, study/bedroom 3/sitting room with patio doors to garden, shower room with toilet large front and rear gardens and amazing views to the rear, upstairs bathroom with shower over bath, two good sized bedrooms Stoke Mandeville station within walking distance. Garage and parking for several vehicles. Secondary glazing, gas central heating. No pets or children, would suit professional couple. Viewings Highly recommended and available NOW!!

£1,325 Per month

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-30	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-30	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

31 Risborough Road
Stoke Mandeville | Aylesbury | Buckinghamshire | HP22 5UP



For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.

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