



37 Stoke Road

Town Centre | Aylesbury | Buckinghamshire | HP21 7TE



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Williams Properties are delighted to present this spacious three-double-bedroom Detached Victorian home in the heart of Aylesbury Town Centre. This charming property offers convenient access to an array of shopping, dining, and leisure facilities, making it ideal for families seeking a central location. Including walking distance to the top Grammar Schools within the Aylesbury area.

Guide price £385,000

- Three Double Bedrooms
- Driveway Parking To The Front
- Victorian Detached House
- Walking Distance To The Top Schools
- Regular busses nearby to Stoke Mandeville Hospital & High Wycombe.
- Two Reception Rooms
- Good Sized Garden
- Walking Distance To The Town Centre & Train Station
- Viewings Highly Recommended

Aylesbury Town

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

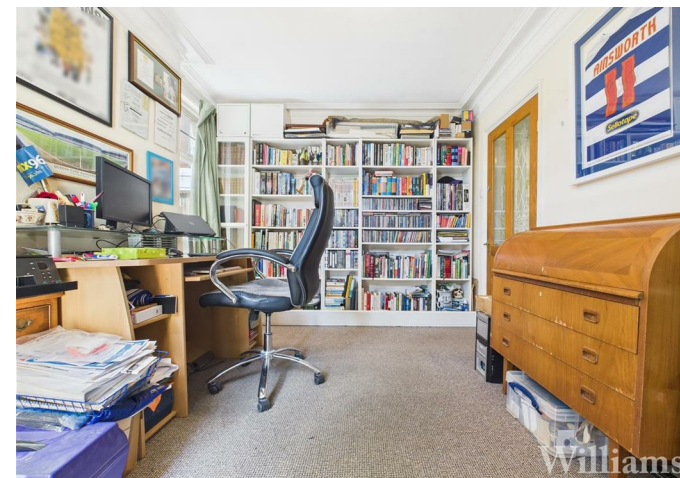
All main services available

Entrance Hall

Enter via the front door into the spacious entrance hallway boasting period features. There are doors leading to the kitchen diner, study, lounge, under stairs storage cupboard. Carpeted stairs rise to the first floor landing.

Living Room

The living room consists of a bay window to the front aspect, feature fireplace, Carpet flooring laid to the floor, a wall mounted radiator and light pendant to ceiling. There is space for a sofa suite and other living room furniture.



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This charming property offers convenient access to an array of shopping, dining, and leisure facilities, all within walking distance. The property is ideally situated near Aylesbury train station, which provides direct trains into London Marylebone in under one hour, perfect for commuters.



Study / Dining Room / Bedroom 4

The Study consists of carpet laid to the floor, light pendant to ceiling, wall mounted radiator and a door and a window opening out into the Garden. Space for a dining table and chairs and a range of other furniture.

Kitchen Diner

This kitchen consists of tiled flooring with under floor heating, light fitting to the ceiling, two large windows to the side aspect, bi-folding doors leading to the garden, a separate open plan seating area perfect for the modern family and entertaining and the downstairs cloakroom, a wall mounted radiator and features a range of wall and base mounted units including an inset sink with a mixer tap, dish washer, fridge freezer and cooker.

Downstairs Cloakroom

Comprising of a hand wash basin, a wall mounted radiator, light fitting to the ceiling, vinyl flooring and a low level w/c. Frosted window to the side aspect. Additionally there is plumbing for a washer/dryer.

Bedroom

Bedroom consists of a window to the rear and side aspect, exposed wooden floor laid to the floor, light fitting to ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

Shower Room

The Shower Room consists of vinyl laid to the floor. There is a Shower cubicle with shower tray, hand wash basin and a wall mounted towel radiator.

Bedroom

Bedroom consists of a window to the rear aspect, carpet flooring laid to the floor, light fitting to ceiling, a wall mounted radiator, space for a double bed and other bedroom furniture.

Bedroom

Bedroom consists of a two large windows to the front aspect, exposed wooden flooring, light fitting to ceiling, a wall mounted radiator, space for a double bed and ample other bedroom furniture.

Rear Garden

The Garden features ceramic tiled patio area (& checkered quarry tiles along the side to the study). with space for garden furniture and an expanse of grass lawn to the remainder. Access to study, kitchen diner and side access via a gate leading to the front of the property.

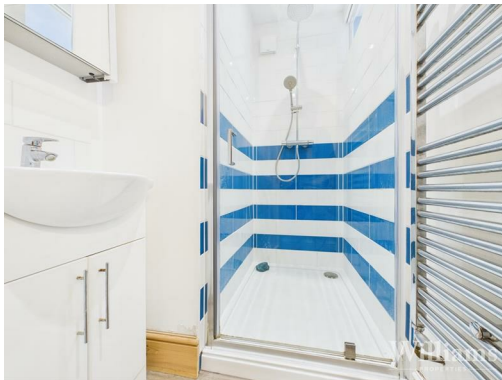
Parking

There is a gravel driveway with parking for multiple vehicles to the front of the property.

Buyers Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(09-08) C		
(55-68) D			(05-06) D		
(39-54) E			(09-04) E		
(21-38) F			(21-38) F		
(1-20) G			(11-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
1196 ft²
111.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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.