



11 Eskdale Road

Stoke Mandeville | Aylesbury | Buckinghamshire | HP22  
5UJ



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Williams Properties are delighted to bring to the market this excellent three bedroom semi-detached house in the sought after village of Stoke Mandeville in Aylesbury, a five minute walk from the mainline train station, village store and Post Office, and three popular public houses/restaurants. This property is in good order throughout consists of a living room, kitchen/breakfast room, conservatory, downstairs WC, three bedrooms and bathroom. Outside there is a large rear garden and brick built store room. Viewing is highly recommended, ideal for a family home.

## Guide price £385,000

- Three Bedrooms
- Kitchen/Breakfast Room
- Walking Distance To Shop
- Walking Distance to Train Station
- Semi-Detached
- Desirable Location
- Potential To Extend STPP
- Viewing Highly Recommended

### Stoke Mandeville

The property can be found located within easy reach of all amenities in the village including, shops, restaurants and the community centre. For those wishing to commute to the London, a main line station to Marylebone can be found in Stoke Mandeville 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 at Beaconsfield or Thame.

### Council Tax

Band C

### Local Authority

Buckinghamshire Council

### Services

All main services available.

### Entrance

Enter via the front door into the entrance hall. There are doors leading to the living room and downstairs WC, with an opening leading into the kitchen/diner.

### Living Room

Living room consists of carpet laid to the floor, window to the front aspect and sliding doors leading into the conservatory. There is space for a three piece suite and a range of other living room furniture.



The property is located a short distance from amenities including village store and Post Office, three popular pubs/restaurants (The Bull, The Bell and The Woolpack), a hairdressers and the Stoke Mandeville train station, with regular services directly into London Marylebone. There are excellent road transport links with easy access to the A40 towards High Wycombe.



### Conservatory

Conservatory consists of carpet laid to the floor, windows to the surround and double doors leading out into the rear garden. There is space for a dining set and a range of other furniture.

### Kitchen/Breakfast Room

Kitchen/breakfast room consists a range of wall and base mounted units, with roll on worktops. Inset oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is an integrated dishwasher, washing machine and fridge/freezer. Window to the rear aspect, storage cupboards and a door leading out into the rear garden. There is space for a breakfast table and other furniture.

### Downstairs WC

Downstairs WC consists of tiles laid to splash sensitive areas and a window to the side aspect. There is a hand wash basin and low level WC.

### First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into all three bedrooms and bathroom.

### Bedroom One

Bedroom one consists of carpet laid to the floor, window to the rear aspect and a storage cupboard. There is space for a double bed and other bedroom furniture.

### Bedroom Two

Bedroom two consists of carpet laid to the floor and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

### Bedroom Three

Bedroom three consists of carpet laid to the floor and a window to the front aspect. There is space for a bed and other bedroom furniture.

### Bathroom

Bathroom suite consists of tiles laid to splash sensitive areas and a window to the side aspect. There is a panelled bathtub, hand wash basin and low level WC.

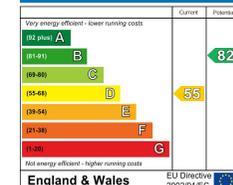
### Rear Garden

Enclosed rear garden with patio leading out from the conservatory and kitchen/breakfast room, with grass laid to the remainder. There is a door leading into a brick built shed.

### Buyer 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.

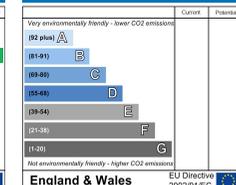
#### Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating



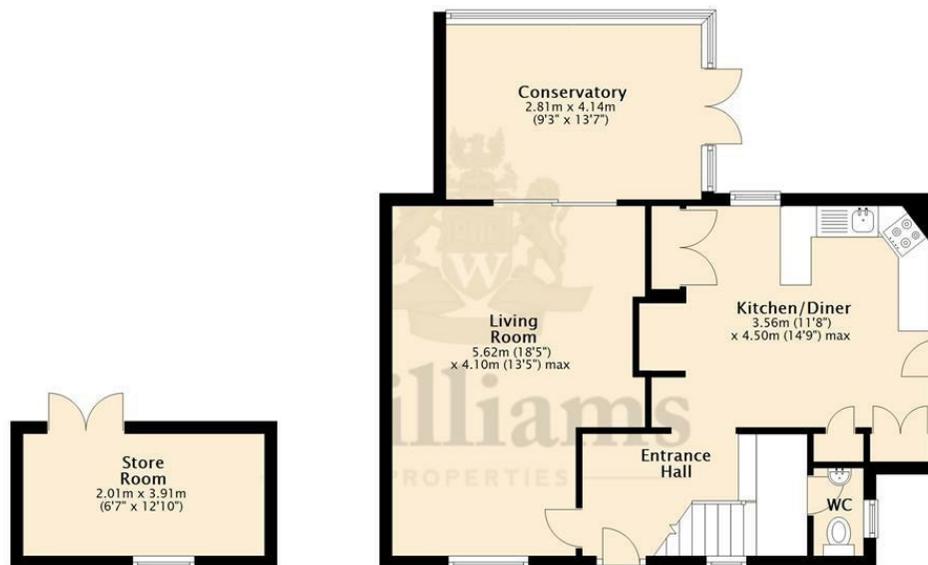
England & Wales

EU Directive 2002/91/EC



### Ground Floor

Approx. 67.2 sq. metres (723.1 sq. feet)



### First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



**Total area: approx. 110.1 sq. metres (1185.1 sq. feet)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
Plan produced using PlanUp.



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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.