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boomers & bairston

Ligo Avenue  
Stoke Mandeville

# Ligo Avenue Stoke Mandeville Buckinghamshire HP22 5TX

Guide Price - £650,000

A well presented and spacious three bedroom detached family home positioned on a corner plot within a quiet village cul-de-sac. The property is located within the highly regarded village of Stoke Mandeville with excellent schools, amenities and the mainline train station which is within a short walk of the property.

The property accommodation comprises of the following, entrance hallway with downstairs shower room, good sized open plan living room / dining room with functioning wood burner and patio doors opening to rear garden, modern separate kitchen with waist height and eye level cupboards as well as a utility room with plumbing for all white goods.

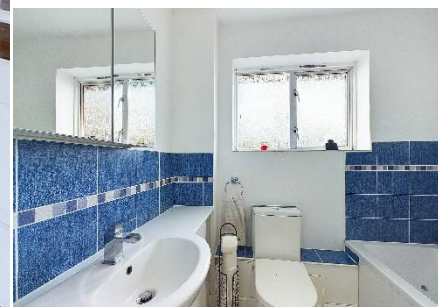
Upstairs you will find a a spacious double master bedroom with a convenient en-suite shower room, two further good sized bedrooms and a modern family bathroom.

To the rear, patio doors from the living room open out to the good sized, private, south facing rear garden with patio area, perfect for alfresco dining during the summer months. There is a also a storage unit which has been fully converted in to a gym with power and a concrete driveway which has been added as the current owners store a caravan in the garden.

To the front, there is a front garden and driveway with parking for two cars, single garage with power and side access leading through to the rear of the house.

Other notable features include, mains gas central heating system, double glazed windows throughout and loft storage space.





## Stoke Mandeville

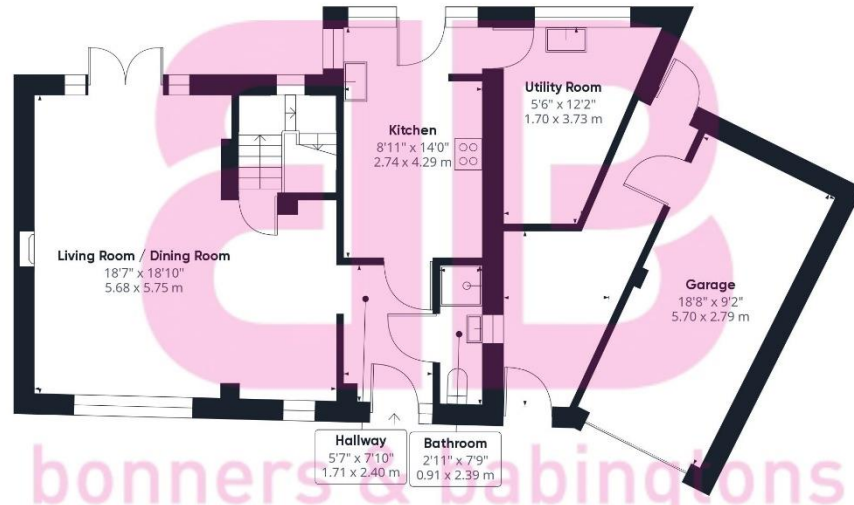
The property's prime location is ideal for London commuters, being just a short 4-minute walk from the Stoke Mandeville train station, which offers the convenient Chiltern Railways trains to London Marylebone every 30 minutes, making travel to London or cities in the route hassle-free and without the need of parking.

Stoke Mandeville also has excellent public houses, a local store / post office and excellent shopping facilities located within Aylesbury town which is a short drive.



Council Tax Band – E

EPC RATING - T



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1512.44 ft<sup>2</sup>  
140.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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