

3 Bedroom Family Home

READY TO MOVE INTO

STOKE MANDEVILLE

22 Hampden Road,
Stoke Mandeville, Bucks, HP22 5TW



**Offers Over
£380,000**

TEL. 01296 761 331
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LOCATION

Hampden Road, located in the charming Stoke Mandeville village, offers a delightful blend of tranquillity and accessibility. This residential area is characterized by an inviting and welcoming community atmosphere. Residents enjoy the convenience of nearby amenities, including local shops, schools, and parks, creating an ideal setting for families and individuals alike. With excellent transport links

THIS HOME FEATURES

NO UPPER CHAIN
THREE BEDROOMS
REAR ENCLOSED GARDEN
DRIVEWAY PARKING
MODERN FITTED KITCHEN
FAMILY BATHROOM
POPULAR VILLAGE LOCATION
WALK TO LONDON BOUND
MAINLINE TRAIN STATION

(walk to London bound mainline train station) and green spaces, Hampden Road provides a balanced lifestyle, making it a sought-after destination in the Stoke Mandeville area.

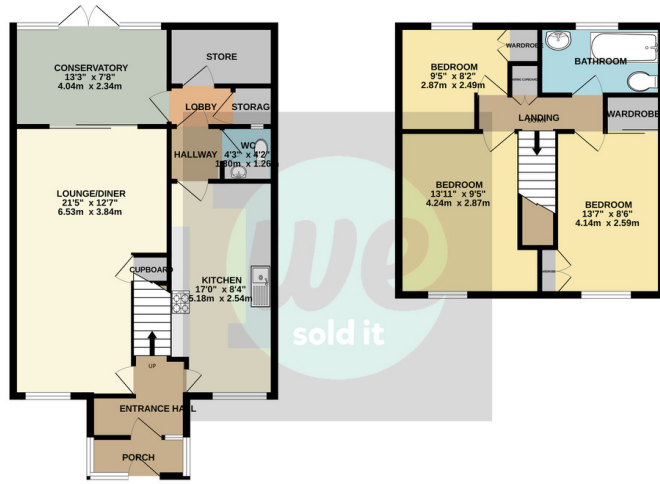


PROPERTY SUMMARY

Situated in the no through road enclave of Hampden Close, Stoke Mandeville, this three-bedroom family home caters conveniently for modern living. The lounge/diner and contemporary fitted kitchen offer ideal spaces for family gatherings. A conservatory extends the living space, overlooking the easy to maintenance rear garden. With a modern family bathroom, guest cloakroom, and three bedrooms, this property accommodates the needs of the modern family. The private driveway comfortably accommodates two vehicles, ensuring a comfortable and connected lifestyle for your family in this desirable Stoke Mandeville location, London bound train station is just a 0.2 mile walk from your door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1095 sq.ft. (101.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

*Fastest Train from Aylesbury to London Marylebone
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