



Irvine Drive, Stoke Mandeville  
£460,000

**TR** TIM RUSS  
& Company





## 23 Irvine Drive

Stoke Mandeville, Aylesbury

- No Onward Chain
- Two Bedrooms
- Enclosed Rear Garden
- Garage - Carport - Driveway
- Fitted Kitchen
- Conservatory
- Some Updating Required
- Sitting Room/Diner
- First Time on the Market
- Open to Offers

The property can be located within easy reach of all amenities in the village including shops, restaurants and the community centre. Stoke Mandeville also has a good school catchment, a regular bus service linking with Aylesbury town and for those wishing to commute to the city, the main line station to London Marylebone is within a short walk 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 via Beaconsfield or Thame. The nearby market town of Aylesbury provides a full range of commercial, shopping and leisure facilities as well as Grammar Schools.





## 23 Irvine Drive

Stoke Mandeville, Aylesbury

Offered with no onward chain and open to offers, this detached two-bedroom bungalow presents an excellent opportunity for buyers looking to make their next move.

Introducing this charming 2 bedroom detached bungalow onto the market, presenting a rare opportunity with no onward chain. Boasting a desirable arrangement, this property features two well-proportioned bedrooms, providing comfortable living spaces. Adding value to the property are the garage, carport, and driveway, offering convenient parking solutions for residents and guests alike.

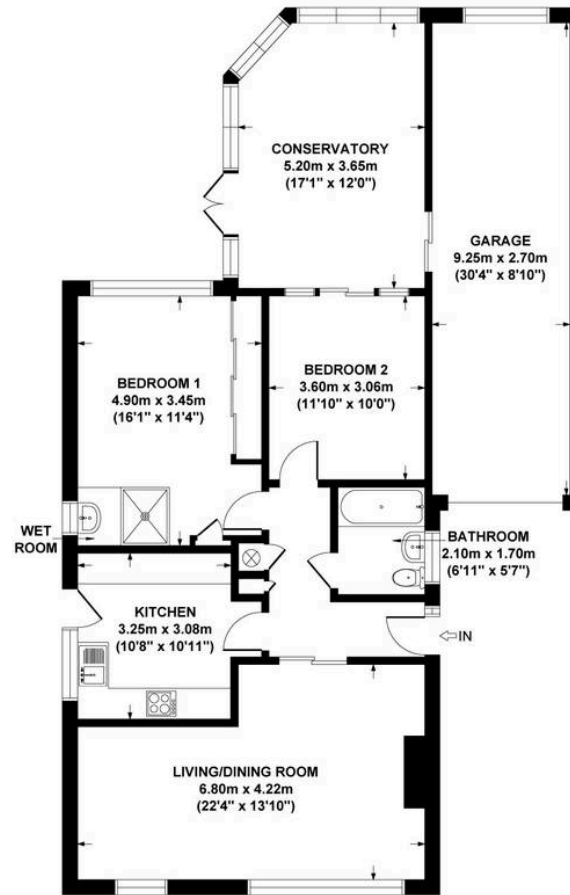
Equipped with a fitted kitchen, preparing meals is a breeze in this functional yet cosy space. The conservatory stands out as a delightful area to relax and enjoy the natural surroundings. The sitting room/diner is a versatile zone for both entertaining and every-day living, providing ample room for furniture arrangements and social gatherings. With this being the first time on the market, this property presents a rare occasion to acquire a home that has been well-cared for and cherished by its previous occupants, ready to create new memories with its new owners.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROSS INTERNAL  
FLOOR AREA 123 SQ M / 1325 SQ FT

**IRVINE DRIVE, STOKE MANDEVILLE, HP22 5UN**  
**APPROX. GROSS INTERNAL FLOOR AREA 123 SQ M / 1325 SQ FT**  
**(INCLUDING GARAGE)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
 For more information please visit our website.



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