



BEETHOVEN DRIVE, AYLESBURY, BUCKINGHAMSHIRE

OFFERS IN EXCESS OF £435,000

FREEHOLD

A well-located three-bedroom detached family home situated on the Aylesbury/Stoke Mandeville border, offering easy access to Stoke Mandeville Hospital and the popular village amenities.



BEETHOVEN DRIVE

• THREE BEDROOM DETACHED • GARAGE
CONVERTED INTO HOME OFFICE/ GYM • CLOSE TO
HOSPITAL (0.3 miles) • BUILT BY BLOOR
HOMES • KITCHEN/ DINER WITH DOORS INTO REAR
GARDEN • STOKE MANDEVILLE/AYLESBURY
BORDERS • CLOSE TO STOKE MANDEVILLE TRAIN
STATION (1.3 miles) • 1047 SQFT TOTAL (APPROX)



ACCOMMODATION

The property is conveniently positioned within easy reach of village amenities, including local shops (0.5 miles), restaurants (1 mile), and the community centre. For commuters, Stoke Mandeville offers a mainline station with direct services to London Marylebone in approximately 50 minutes. Road connections are also excellent, with the M25 accessible via the A41 at Tring, and the M40 reached through Beaconsfield or Thame—ideal for those travelling by car.

Discover this beautifully presented and generously proportioned three-bedroom detached home, ideally positioned on the Aylesbury/Stoke Mandeville border. With Stoke Mandeville Hospital and the sought-after village close by, the location offers both convenience and a welcoming community feel.

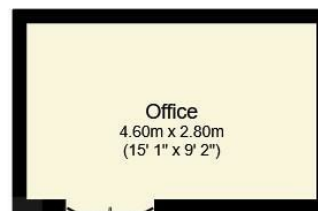
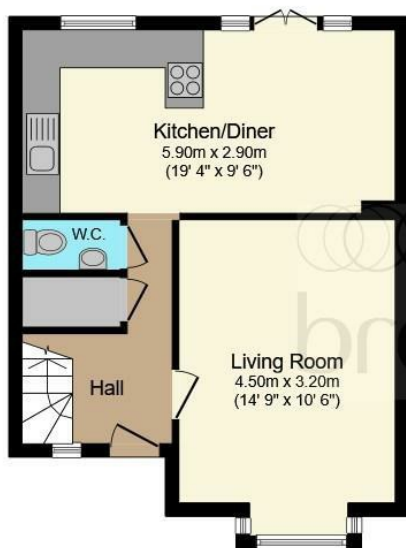
The property benefits from double glazing, gas central heating, a bright entrance hall, cloakroom, a spacious lounge, and a modern kitchen/dining room with doors opening onto the rear garden. Upstairs features a master bedroom with en-suite, two further well-sized bedrooms, and a family bathroom.

Outside, the enclosed rear garden provides an inviting space to relax or entertain, while the driveway leads to a converted detached garage—offering front storage and a versatile office/gym at the rear.

An internal viewing is strongly recommended to fully appreciate all this impressive home has to offer.

BEETHOVEN DRIVE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total floor area 97.3 m² (1,047 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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