





**£375,000**

Situated in a tucked away cul-de-sac location on the popular Fairford Leys development, this well presented three bedroom semi detached property comprises kitchen, lounge/dining room, downstairs cloakroom and en-suite shower room. Additional benefits also include an enclosed rear garden, garage and parking.

# Property Description

## **ENTRANCE**

Double glazed door to:

## **ENTRANCE HALL**

Stairs rising to first floor, radiator.

## **CLOAKROOM**

Double glazed window. Low level WC, wash hand basin with storage cupboard below, tiled floor, radiator.

## **LOUNGE/DINING ROOM**

Double glazed window and double glazed double doors to rear. Radiator, under stairs storage cupboard.

## **KITCHEN**

Double glazed window to front aspect. Fitted with a range of base and eye level units with work surface over, single drainer stainless steel sink unit with mixer tap, built-in: oven and hob with extractor fan over; plumbing for dishwasher, concealed gas boiler.

## **LANDING**

Double glazed window to side aspect. Access to part boarded loft space, linen cupboard.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, built-in wardrobe.

## **EN-SUITE**

Tiled shower cubicle, wash hand basin with storage cupboard below, low level WC, radiator, part tiled walls.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed window. White suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, part tiled walls, radiator.

## **OUTSIDE**

## **GARAGE**

Garage in nearby block with further parking to the front.

## **FRONT GARDEN**

Pathway to front door.

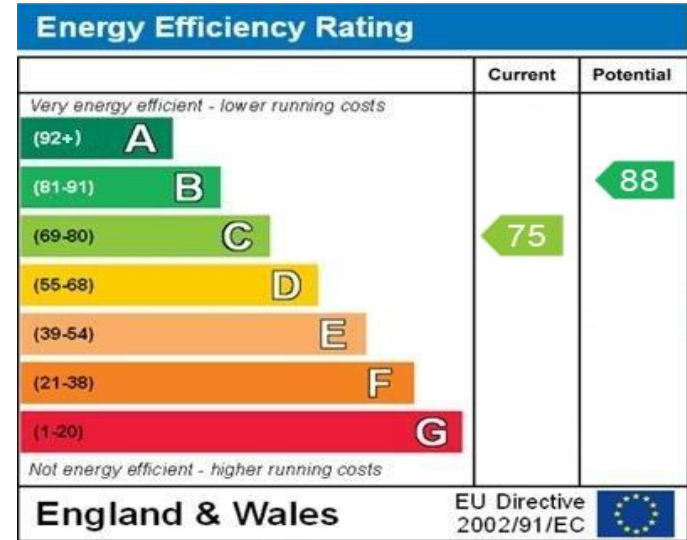
## **REAR GARDEN**

Mainly laid to lawn with paved patio area, flower and shrub beds, all enclosed by panel fencing, rear gated access.



CHELSEA ROAD, AYLESBURY HP19 7BG (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 955 sq.ft. (88.8 sq.m.) approx.  
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