



## 44 WOODFORD CLOSE

AYLESBURY, HP19 7FS

**£475,000**  
**FREEHOLD**

An extended three bed DETACHED family home situated within walking distance of the village centre on the popular FAIRFORD LEYS ESTATE. The property benefits from: Extended kitchen and living room - Wrap around driveway for several cars - Separate office space (partially converted from garage).





Ground Floor



Floor 1

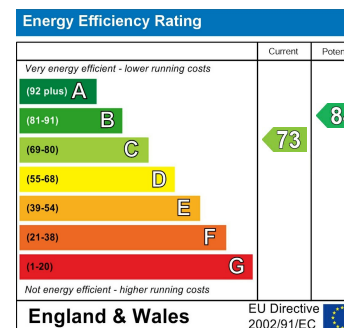
Approximate total area<sup>1)</sup>  
1094.37 ft<sup>2</sup>  
101.67 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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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