



WINDMILL CLOSE, FAIRFORD LEYS, AYLESBURY

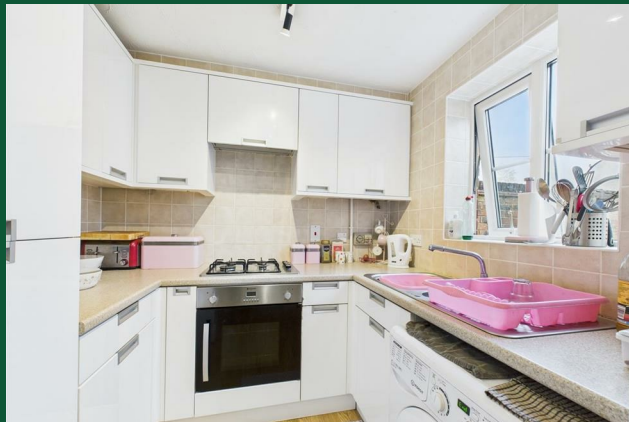
£365,000
FREEHOLD

This three bedroom end-of-terrace house, located in the popular Fairford Leys development, offers a comfortable and convenient living space. The property includes a spacious living room, a well equipped kitchen and a bright conservatory. Upstairs, there are three bedrooms and a family bathroom. Outside, you'll find a low maintenance rear garden, along with a garage and allocated parking to the rear of the property.



WINDMILL CLOSE

• POPULAR FAIRFORD LEYS
DEVELOPMENT • THREE
BEDROOMS • GARAGE AND ALLOCATED
PARKING TO THE REAR • LOW MAINTENANCE
GARDEN • END OF TERRACE HOUSE • WALK
TO LOCAL SHOPS • CLOSE TO
SCHOOLS • CONSERVATORY



LOCATION

Fairford Leys is a popular modern development situated in the south-west of Aylesbury. The estate has its own village square offering a range of shops, restaurants, nursery, church, community centre and health club. The development is served by a frequent bus service providing a quick link to Aylesbury town centre and railway station. There is a local school, St Marys, providing education up to secondary level. Aylesbury town itself offers a comprehensive range of shopping and schooling facilities together with a mainline railway link to London (Marylebone) in approximately one hour.

ACCOMMODATION

The living room provides a spacious and cozy area to relax, featuring an understairs cupboard for additional storage. From the living room, an inner hall leads to the stairs that take you to the first floor.

The kitchen is well equipped offering a functional space for meal preparation. To the rear of the house, a charming conservatory provides additional living space, perfect for enjoying the garden throughout the year.

Upstairs, you'll find three bedrooms. Bedrooms one and two come with built-in wardrobes, offering plenty of storage space. The family bathroom is conveniently located to serve all the bedrooms.

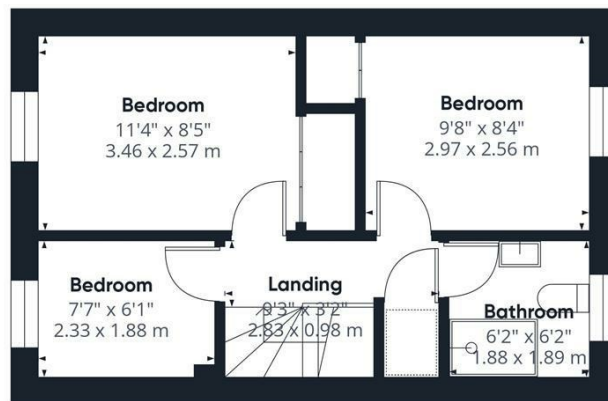
The property benefits from a low-maintenance rear garden, perfect for outdoor relaxation without the hassle of extensive upkeep. There is also a garage and allocated parking at the rear, providing both secure storage and convenient off-road parking.

WINDMILL CLOSE





Ground Floor



Floor 1

Approximate total area[®]
741.18 ft²
68.86 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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	

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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