



COOKS ROAD, FAIRFORD LEYS, BUCKINGHAMSHIRE

PRICE £595,000
FREEHOLD

A spacious four bedroom detached house situated in the popular Fairford Leys development. The property offers well-presented accommodation throughout, including a kitchen/diner, living room and a conservatory overlooking the rear garden. Additional ground floor features include a home office, cloakroom and utility room. Upstairs comprises four bedrooms, with an en suite to the main bedroom and a family bathroom. Outside, there is a private rear garden, garage and driveway parking. Ideal for families seeking comfortable living in a popular location.



COOKS ROAD

- FAIRFORD LEYS DEVELOPMENT • FOUR BEDROOM
- DETACHED FAMILY HOME • GARAGE AND
- DRIVEWAY • SPACIOUS KITCHEN/DINER • UTILITY
- AND CLOAKROOM • ENCLOSED REAR
- GARDEN • DOWNSTAIRS OFFICE AND
- CONSERVATORY • EN SUITE TO MASTER BEDROOM



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 property welcomes you via a bright entrance hall, featuring stairs to the first floor, built-in storage cupboards and a convenient cloakroom. The kitchen/diner is well-appointed with a range of modern fitted units, an inset gas hob with splashback and cooker hood, integrated fridge/freezer, dishwasher, oven, grill and microwave, with fitted carousel storage cupboard. There is also ample space for a dining set, making it an ideal area for family meals and entertaining. A separate utility room provides space and plumbing for a washing machine and additional storage.

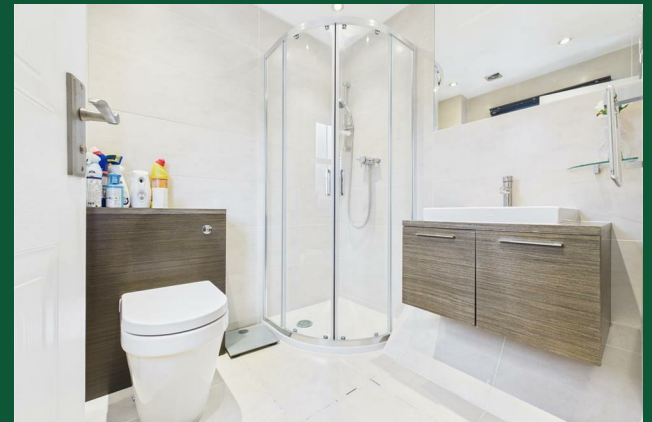
The living room is an inviting space, featuring a central fireplace and offering a warm, homely

atmosphere. Double doors open into the conservatory, which provides additional living space and views over the rear garden, with custom fitted shutter blinds. Completing the ground floor is a dedicated office/study, with custom fitted shutter blinds, perfect for home working or as a playroom.

Upstairs, the first-floor landing provides loft access and airing cupboards. There are four bedrooms, including a main bedroom with a walk-in wardrobe and en suite shower room. Bedroom two benefits from built-in wardrobes, while the remaining bedrooms are serviced by a family bathroom. All bedrooms have custom fitted shutter blinds.

Outside, the enclosed rear garden has a patio area, built-in planters and a lawned section. There is a courtesy door to the garage, a garden shed and gated access. The garage is equipped with light and power, and the driveway provides off-road parking.

COOKS ROAD





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ADDITIONAL INFORMATION

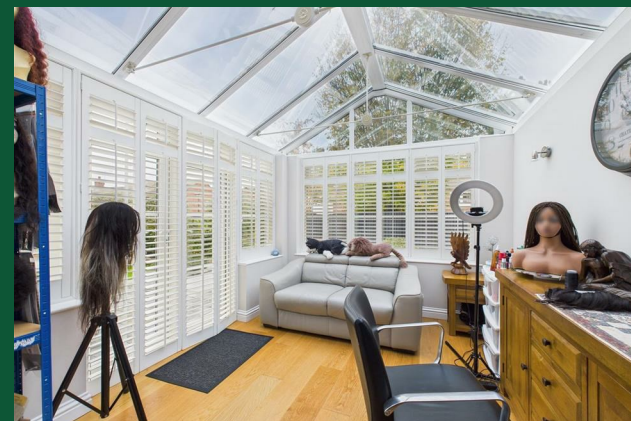
Local Authority – Buckinghamshire Council

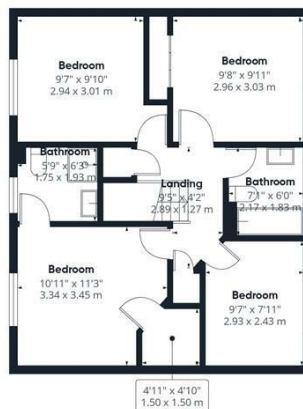
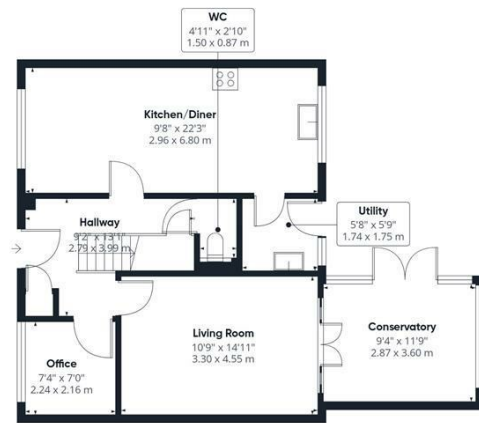
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1402.00 sq ft

Tenure – Freehold



Approximate total area⁽¹⁾

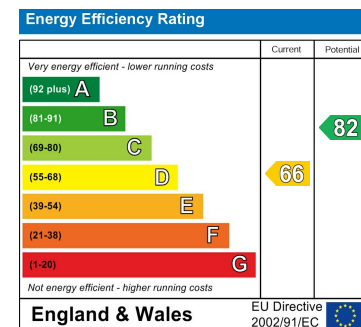
1402 ft²
130.3 m²

130.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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