

3 Bedroom SEMI DETACHED Fairford Leys

15 Warbler Close,
Aylesbury, Buckinghamshire, HP19 7U



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LOCATION

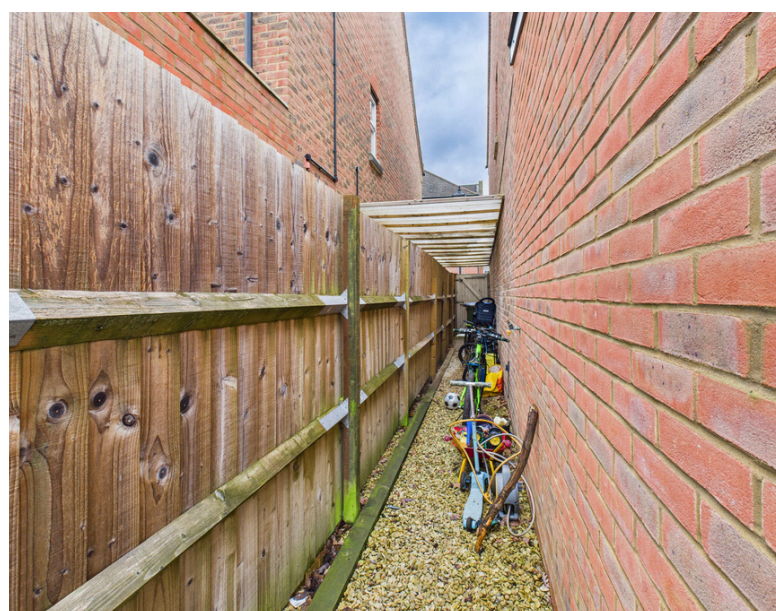
Fairford Leys is one of Aylesbury's most established and desirable residential developments, offering a strong sense of community alongside excellent everyday convenience. The village centre provides a wide range of amenities including a supermarket, restaurants, cafés, health club, pharmacy, and hair and beauty salons, all within easy walking distance. Well-regarded local schools and green open spaces make the area particularly appealing to families,

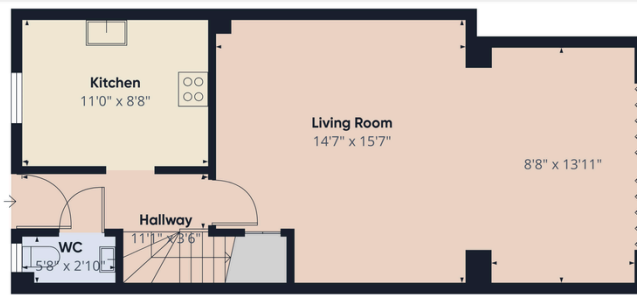
FAIRFORD LEYS
DEVELOPMENT
SEMI-DETACHED FAMILY
HOME
THREE BEDROOMS
REAR EXTENSION
BI-FOLD DOORS
EN-SUITE BEDROOM
GROUND FLOOR WC
ALLOCATED PARKING
SIDE ACCESS

while regular bus services connect Fairford Leys to Aylesbury town centre and the London-bound mainline station, with direct services to London Marylebone in under an hour.

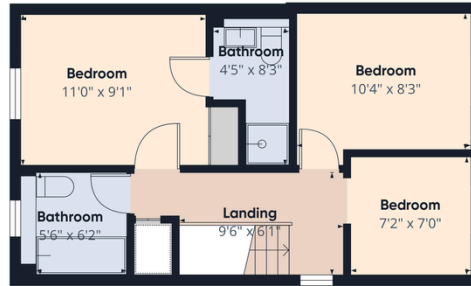


We Sold It are pleased to offer to the market this modern and well-presented three-bedroom semi-detached family home, situated within the popular Fairford Leys development. The property has been thoughtfully extended to the rear, creating a bright and versatile living space ideal for modern family life. The ground floor comprises a welcoming entrance hall, a guest cloakroom and a contemporary fitted kitchen. To the rear, the lounge opens into a dedicated dining area, enhanced by bi-fold doors that lead directly onto the garden ideal for entertaining and everyday living. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. Outside, the rear garden has been designed for low maintenance and benefits from side gated access, while allocated parking for two vehicles is conveniently positioned to the front. Presented in excellent decorative order throughout, this is a home that is ready to move straight into and ideally suited to family buyers.





Floor 0



Floor 1

Approximate total area:
900 ft²

(1) Excluding balconies and terraces

Calculations reference the BCS if
BC Standard. Measurements are
approximate and not to scale. If
floor plan is intended for illustrative
only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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