



Amy Lee  
In partnership with Nestlé

Prestwold Way, Fairford Leys, Aylesbury

In Excess of £530,000



# Prestwold Way

## Fairford Leys, Aylesbury

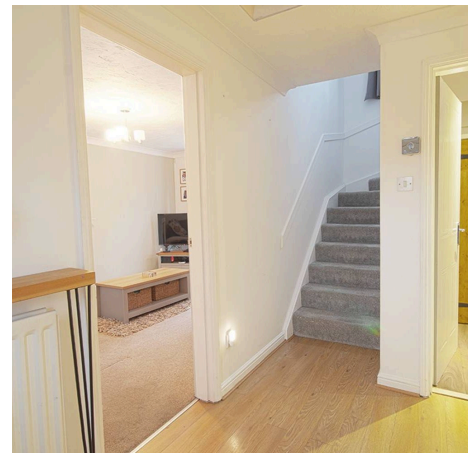
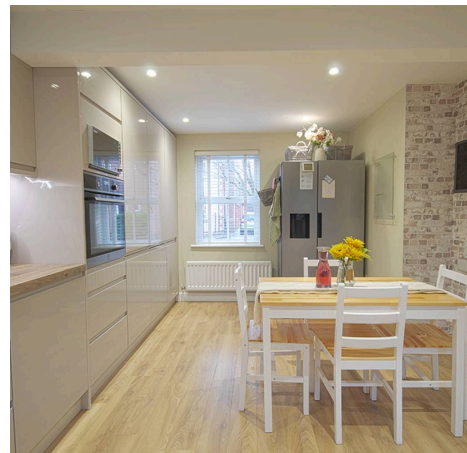
Nestled in a peaceful cul-de-sac on the edge of the sought-after Fairford Leys development, this impressive five-bedroom detached home offers generous living space set across three floors. With an attractive frontage and a recently completed dormer extension (March 2023) with full planning permission, this property is perfect for modern family living.

Upon entering, you are welcomed into a bright hallway leading to a spacious living room, featuring a feature fireplace and French doors opening onto the landscaped rear garden. The open-plan kitchen/diner is the heart of the home, beautifully refitted in 2020 with stylish cabinetry, wooden flooring, and modern appliances. A downstairs cloakroom completes the ground floor.

The first floor offers three well-sized bedrooms, including a generous principal bedroom with built-in wardrobes and an en-suite shower room. The family bathroom, fully renovated in 2023, serves the remaining two bedrooms.

The top floor boasts two further spacious double bedrooms, part of the stunning dormer extension, making them perfect for additional bedrooms, a home gym, or a dedicated workspace. The dormer rooms also benefit from new electrical circuits. A high-pressure vented water tank was installed in 2023, and the property features a Hive heating system for added convenience.

- Spacious Five-Bedroom Detached Home
- Desirable Fairford Leys Location
- Stylishly Refitted Kitchen/Diner





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The private rear garden has been thoughtfully landscaped, featuring a raised patio area leading from the living room, a well-maintained lawn, and mature hedging for added privacy. The garage provides additional storage and benefits from power and lighting. The driveway comfortably accommodates two vehicles and includes an EV charging point.

Set within the highly desirable Fairford Leys development, this home is within walking distance of local amenities, including shops, restaurants, a gym, and healthcare facilities. The area is well connected, with regular bus routes to Aylesbury town centre and train links to London Marylebone. Families will appreciate the excellent nearby schooling options, including St Mary's Primary School and Aylesbury Grammar Schools.

A wonderful opportunity to own a beautifully extended and modernised home in a prime location – viewing is highly recommended!



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Fairford Leys, Aylesbury

Council Tax band: E- £,2794 pa

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

UPRN: 766300624

Plot Size: 0.05 acres

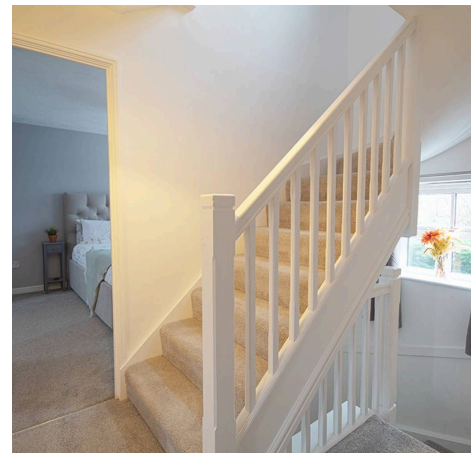
Outside Space: Garden

Parking: Garage & Drive Way

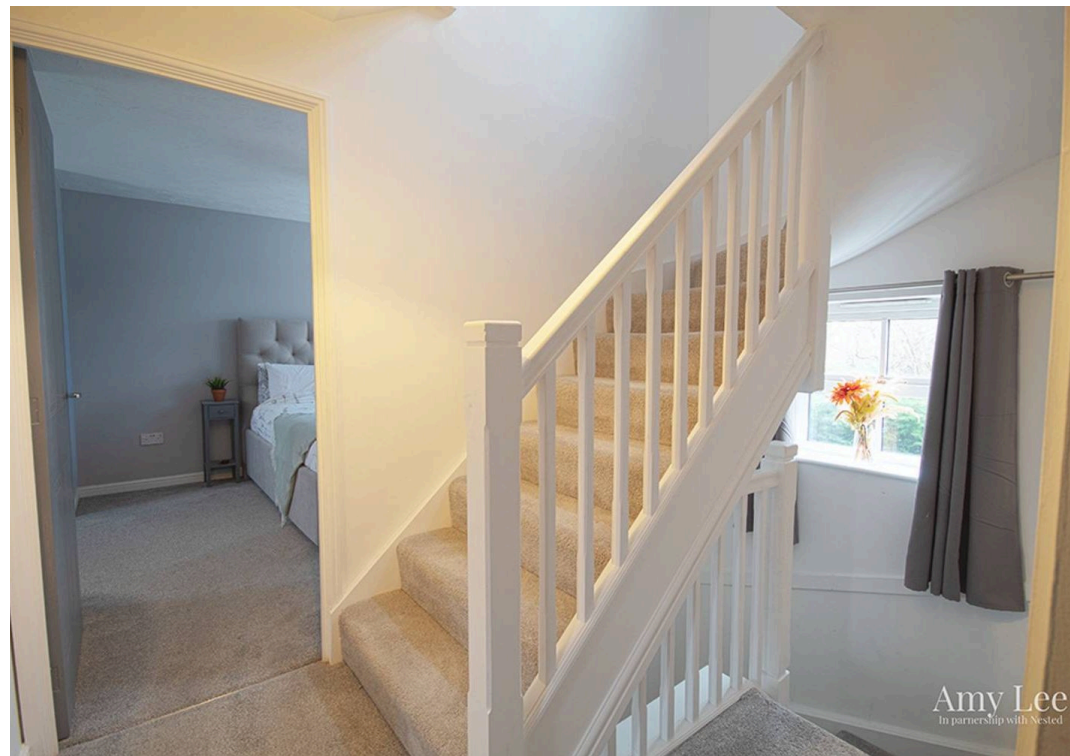
Title Number: BM257149

Floor Risk: No

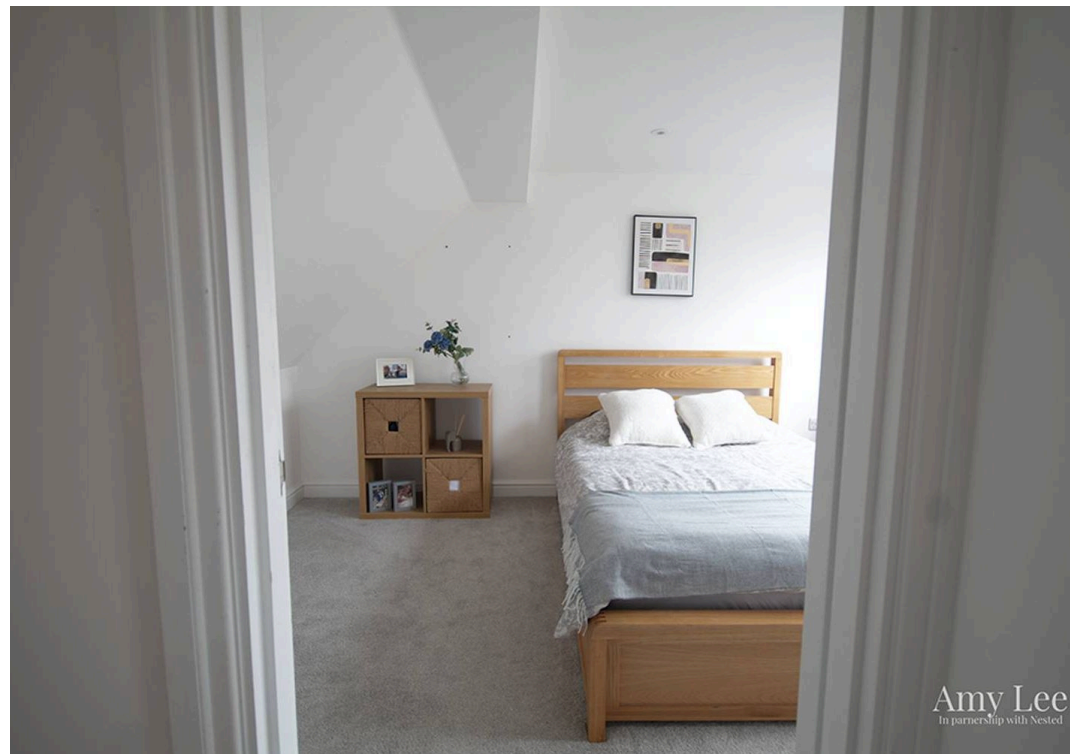
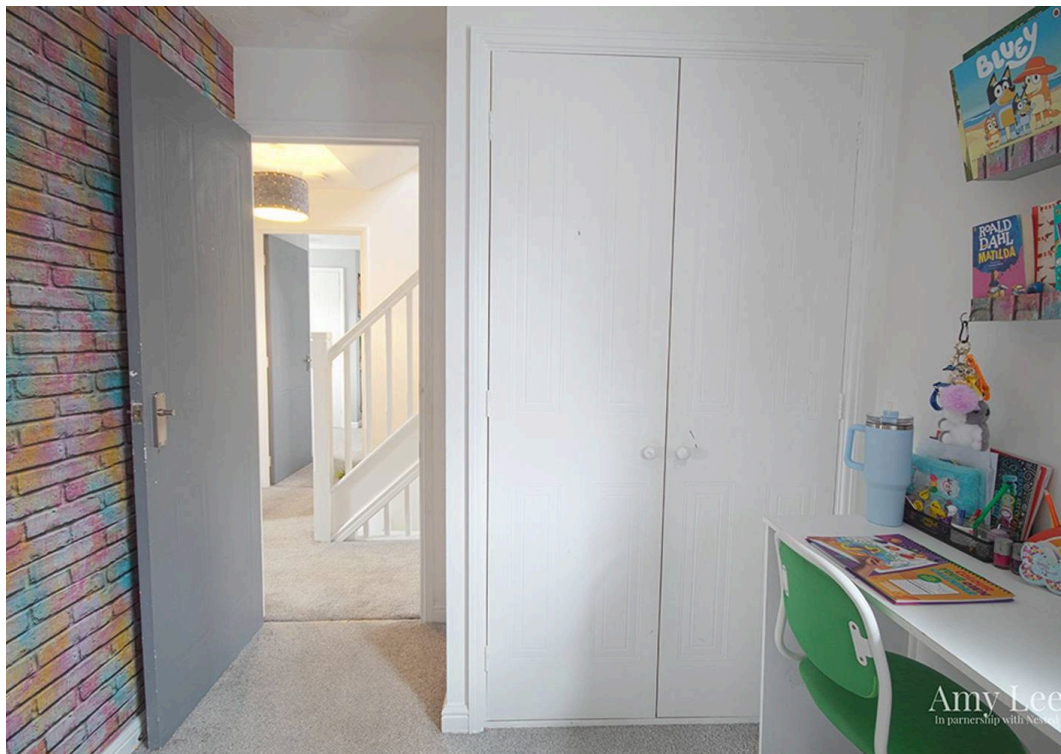
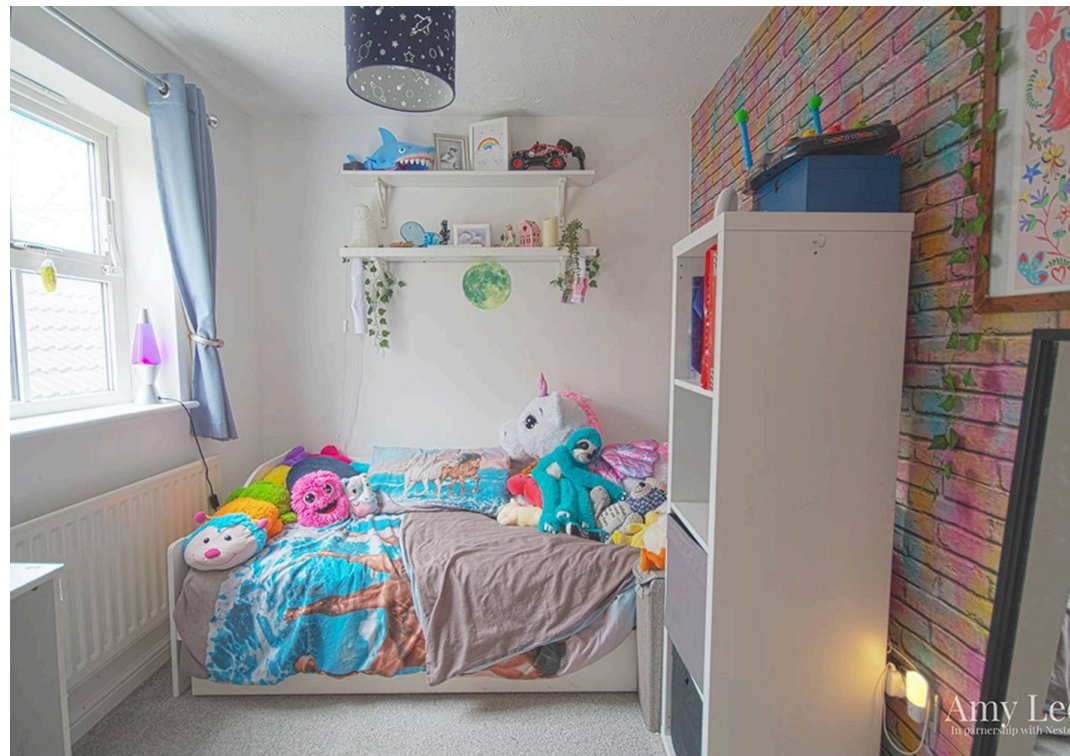
Conservation Area: No







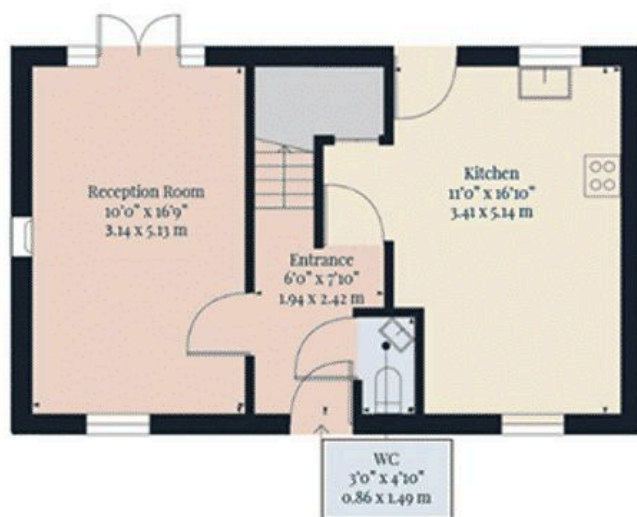








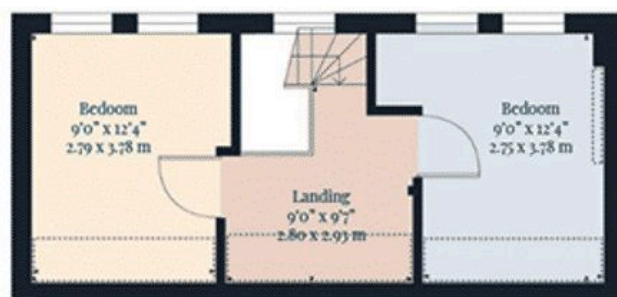




Ground Floor



First Floor



Second Floor



Approximate total area

1419.11 sq. ft  
131.84 m<sup>2</sup>

Reduced headroom

61.35 sq. ft  
5.7 m<sup>2</sup>

This floor plan is for illustrative purposes only and is not to scale. Measurements, layouts, and features are approximate and should not be relied upon as exact representations. Buyers are advised to verify all details independently. No liability is accepted for any errors or omissions.

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