



Disraeli Square, Fairford Leys Aylesbury HP19 7GS

welcome to

Disraeli Square, Fairford Leys Aylesbury

The accommodation is set over three floors and comprises entrance hall, cloakroom, family room (converted from part of the garage), refitted open plan kitchen/dining room connecting to a modern sitting room with bi-fold doors opening to rear garden, two bedrooms and study (or fifth bedroom) being situated on the first floor, master bedroom with en-suite, further bedroom, and bathroom on the second floor. In our opinion, a large, boarded loft space with fitted ladder which provides ample additional storage. There is double glazing, gas heating system with radiators, enclosed and landscaped south facing garden with artificial lawned area and seating area with rear gated access and availability to the remainder of the garage which provides useful storage. Convenient communal parking to the front of the property with a side access to the back garden. Internal viewing is highly recommended to fully appreciate the flexibility of this family home.



Accommodation Comprises:

Entrance Hall

Cloakroom

Play Room/Family Room

11' 2" x 8' 3" (3.40m x 2.51m)

Kitchen/Dining Room

10' 3" +door recess area x 15' 2" (3.12m +door recess area x 4.62m)

Sitting Room

15' 11" x 9' 4" (4.85m x 2.84m)

First Floor & Landing

Bedroom Two

15' 3" x 10' 3" max (4.65m x 3.12m max)

Bedroom Four

8' 8" x 7' 5" (2.64m x 2.26m)

Study/Bedroom Five

8' 8" x 7' 5" (2.64m x 2.26m)

Second Floor & Landing

Master Bedroom

15' 3" x 8' 8" max (4.65m x 2.64m max)

En-Suite

Bedroom Three

10' 3" x 9' 5" (3.12m x 2.87m)

Bathroom

Outside

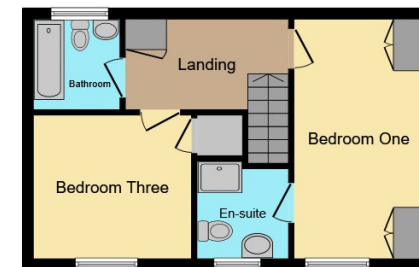
Garden

Garage

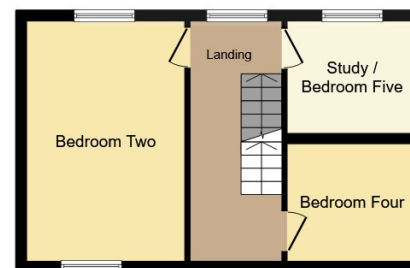
(Part converted to provide useful storage)



Ground Floor



Second Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Disraeli Square, Fairford Leys Aylesbury

- EXTENDED END OF TERRACE TOWNHOUSE
- CLOSE TO VILLAGE CENTRE (384ft by foot)
- VIEWING HIGHLY RECOMMENDED
- SPACIOUS REFITTED KITCHEN/DINING ROOM
- SITTING ROOM WITH BI-FOLD DOORS
- FLEXIBLE ACCOMMODATION

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL115462 - 0008

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brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)