



Fairford Leys Way, Aylesbury HP19 7FQ

welcome to

Fairford Leys Way, Aylesbury

Brown & Merry are pleased to offer for sale this well presented and spacious double fronted Bryant built Kingsford style three bedroom detached family home being situated within the popular Fairford Leys development. The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, living room, refitted kitchen/dining room, master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms with fitted wardrobes, bathroom, enclosed rear garden, double width drive and single garage.



Accommodation Comprises:

Entrance Hall

Cloakroom

Living Room

16' 9" x 10' 2" (5.11m x 3.10m)

Kitchen/Dining Room

16' 9" x 12' (5.11m x 3.66m)

First Floor & Landing

Master Bedroom & Dressing Area

16' 11" max x 10' 6" max (5.16m max x 3.20m max)

Bedroom Two

9' 6" x 9' 5" (2.90m x 2.87m)

Bedroom Three

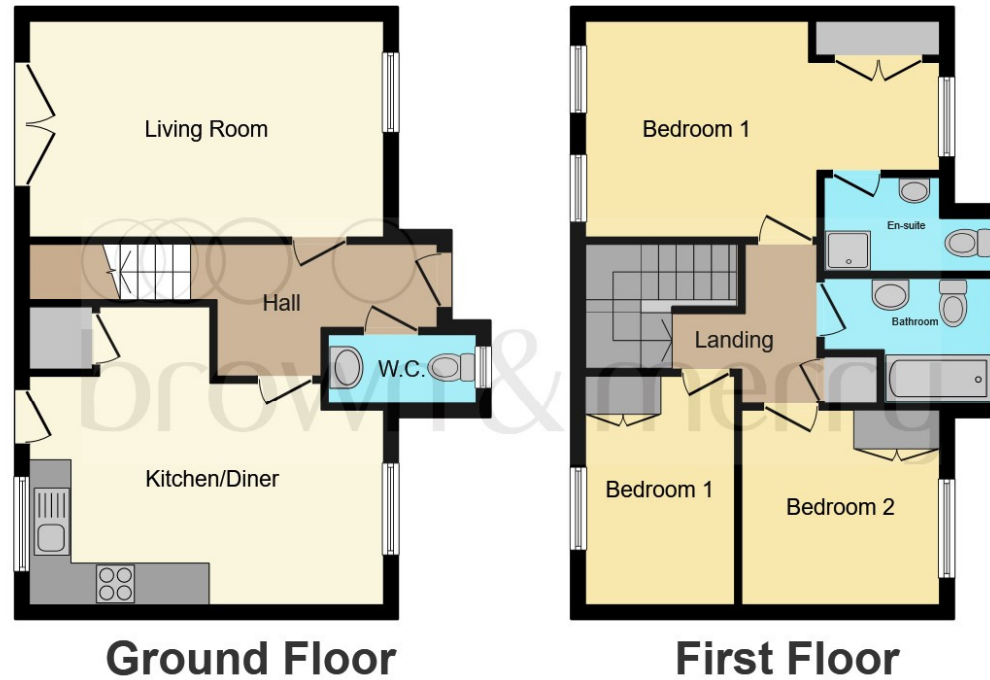
11' 3" x 7' 3" (3.43m x 2.21m)

Bathroom

Outside

Rear Garden

Driveway & Garage



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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Fairford Leys Way, Aylesbury

- THREE BEDROOM DETACHED FAMILY HOME
- POPULAR FAIRFORD LEYS DEVELOPMENT
- DOUBLE FRONTED
- REFITTED KITCHEN/DINING ROOM
- LIVING ROOM
- EN-SUITE & DRESSING AREA
- ENCLOSED REAR GARDEN
- DOUBLE WIDTH DRIVE & GARAGE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E

£459,950



Please note the marker reflects the
postcode not the actual property

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Property Ref:
AYL115479 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



brown & merry



01296 488111



Aylesbury@brownandmerry.co.uk



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



brownandmerry.co.uk