



Connells

Fairford Leys Way
Aylesbury



Property Description

Connells proudly present this three bedroom detached family home Located in the heart of the popular village of Fairford Leys, this superb family home is within walking distance to the local village shops and eateries. The property briefly comprises of two reception rooms, a good sized kitchen, three well-proportioned bedrooms and a family bathrooms. Benefits include a downstairs cloakroom, en-suite to master bedroom, an easily maintainable rear garden, off-street parking and single garage.

The school catchment is fantastic and the property also offers the option of two train stations. Aylesbury town centre is only a five minute drive away with its vast array of shops, pubs and clubs whilst the fabulous Buckinghamshire countryside is only a short drive away as well.

*****VIEWING HIGHLY RECOMMENDED***
CALL CONNELLS TODAY ON 01296
395710*****

Entrance Hall

Door to front aspect, stairs to first floor landing.

Cloakroom

Wc, wash hand basin.

Lounge

20' narrowing to x 10' 8" (6.10m narrowing

to x 3.25m)

Window to front aspect, television point, telephone point, radiator.

Dining/ Family Room

21' 5" narrowing to x 9' 8" (6.53m narrowing to x 2.95m)

Window to rear aspect, radiator, patio doors to rear garden.

Kitchen

13' 4" narrowing to x 12' 4" (4.06m narrowing to x 3.76m)

Modern fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, sink with drainer, electric oven, gas hob with extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer.

First Floor Landing

Stairs from entrance hall, window to front aspect.

Bedroom One

11' 8" narrowing to x 12' 3" (3.56m narrowing to x 3.73m)

Window to rear aspect, radiator, built in wardrobes, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, hand towel rail.

Bedroom Two

10' 10" narrowing to x 12' 3" (3.30m narrowing to x 3.73m)

Window to rear aspect, radiator.

Bedroom Three

9' 4" narrowing to x 6' 11" (2.84m narrowing to x 2.11m)

Window to front aspect, radiator.

Bathroom

Window to front aspect, WC, wash hand basin, bath with mixer taps and overhead shower.

Front Garden

Single driveway leading to garage.

Garage

Up and over door, door to rear garden.

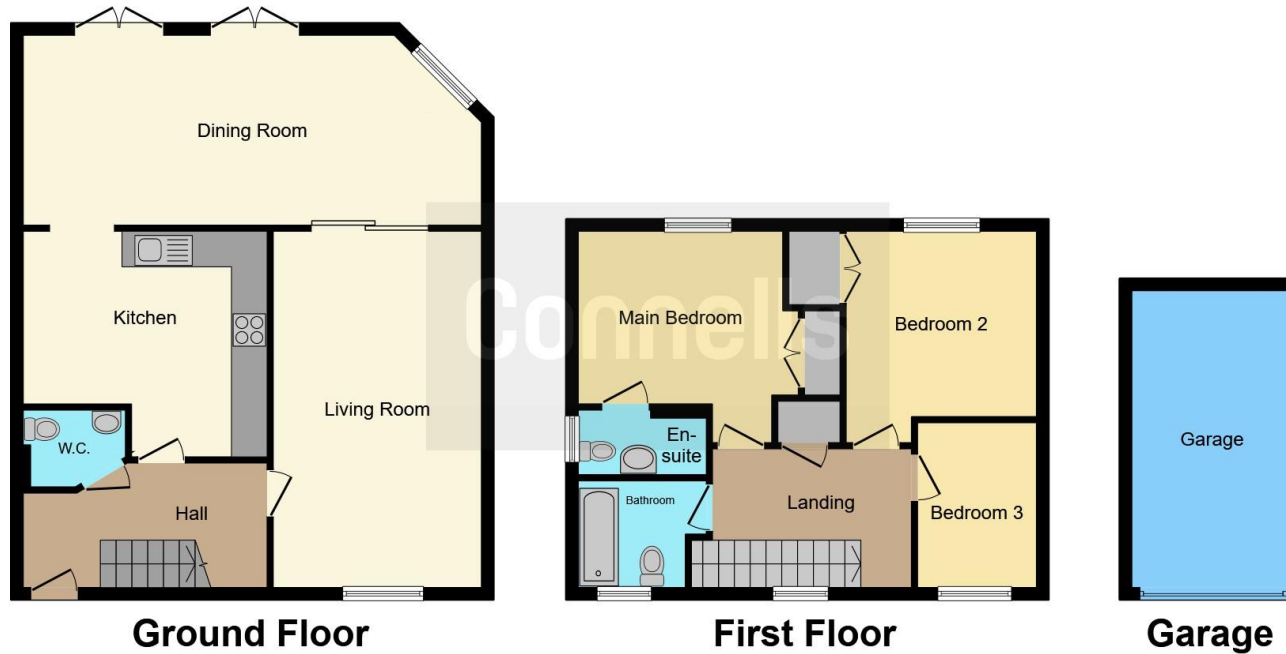
Rear Garden

Patio area, laid lawn, side access.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/LEY303995

Tenure: Freehold



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