



Connells

Andrews Way  
Aylesbury



## Property Description

Connells are delighted to bring this generous size detached family home to the market that is situated in the highly sought after Fairford Leys location, within walking distance of St Mary's School and local fields. Beautifully kept by the current owner the spacious accommodation comprises entrance hall, cloakroom, generous size living room, dining room, kitchen, utility room, covered side lobby with power, master bedroom with fitted wardrobes and en suite, three further good size bedrooms, family bathroom, generous size front and rear gardens, with further storage shed, lean to storage and summerhouse, double garage and double driveway to the front. A must see for anyone looking for a family size home.

Fairford Leys is a popular modern development set on the western side of Aylesbury. It is home to many shops and amenities, including a pub, restaurants, post office, vets, dentist, and a pharmacy, as well as a gym with swimming pool. There is a primary school in the development, St Mary's C of E, and it is within walking distance to the Sir Henry Floyd Grammar School. There is also a regular bus service which links to the town centre and Aylesbury Train Station.

## Entrance Hall

Door to front aspect, stairs to first floor landing, radiator.

## Cloakroom

WC, wash hand basin, radiator.

## Living Room

11' 4" x 18' 11" ( 3.45m x 5.77m )

Window to front and rear aspect, television point, telephone point, feature fire place, radiator, door to sun room.

## Dining Room

10' 11" x 11' 2" ( 3.33m x 3.40m )

## Kitchen

11' 1" x 15' ( 3.38m x 4.57m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, eye level electric oven, gas hob with extractor hood, integrated dishwasher and fridge/freezer, radiator.

## Utility Room

8' 9" x 5' 6" ( 2.67m x 1.68m )

Base units with work surfaces to complement, sink with drainer, plumbing for washing machine, space for tumble dryer, wall mounted boiler.

## Storage Room

Door to front, door to rear garden, electric radiator.

## Sun Room

15' 8" x 10' 8" ( 4.78m x 3.25m )

Window to rear and side aspect, electric

radiators, feature fire place, door to rear garden.

### First Floor Landing

Stairs from first floor landing, window to side aspect, loft access, radiator.

### Bedroom One

14' 10" x 11' 2" ( 4.52m x 3.40m )

Window to side aspect, doors to Juliet balcony, built in wardrobes, radiator, door to shower room.

### Shower Room

Window to side aspect, shower cubicle, WC, wash hand basin, radiator.

### Bedroom Two

11' 6" x 9' 11" ( 3.51m x 3.02m )

Window to rear aspect, radiator, built in wardrobes.

### Bedroom Three

9' 4" x 8' 10" ( 2.84m x 2.69m )

Window to front aspect, radiator, built in wardrobes.

### Bedroom Four

8' 10" x 8' ( 2.69m x 2.44m )

Window to front aspect, radiator, built in wardrobes.

### Bathroom

Window to front aspect, bath with mixer taps, WC, wash hand basin, radiator.

### Outside

#### Front Garden

Landscaped front garden, side access, driveway for two cars, access to double garage.

#### Double Garage

Up and over door, window to rear aspect, door to front garden.

#### Rear Garden

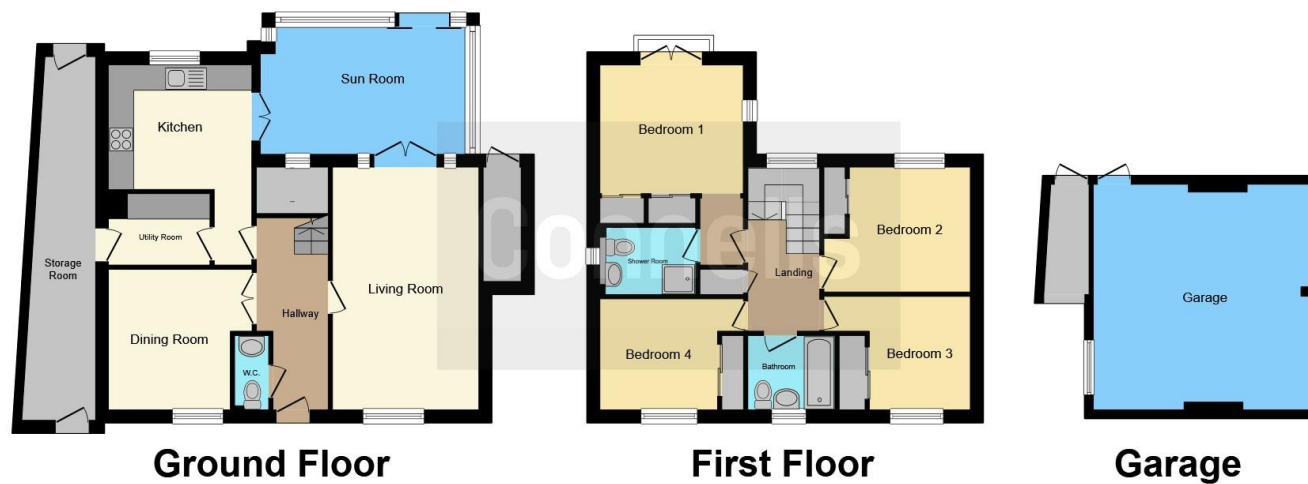
Block paved patio area, laid lawn, shrubberies and trees, shed, green house, summer house, side access.

#### Summer House









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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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