





Spruce Road  
Aylesbury HP19 7AF

for sale offers in excess of  
**£425,000**



## Property Description

This stunning detached, refurbished home is located within walking distance to the centre of Fairford Leys with it's array of shops, amenities and restaurants. There is also excellent local schooling and a gym all close by.

The property benefits from a single garage and a driveway to the side of the home.

The ground floor comprises of an open plan layout, with the ability to add internal bi-fold doors to close the rooms off if you wanted to do so. A stunning, new modern kitchen has been installed, an additional area to dine and a living room with external black bi-folding doors, overlooking the newly landscaped rear garden. Up to the second floor you will find three further bedrooms, one with an en-suite and a separate family bathroom.

The rear garden has side access to the garage and driveway. There is a patio area directly from the bi-fold doors that is perfect for outside dining, the rest is mainly laid astro-turf with a decked seating area to the rear of the garden.

Viewing is highly recommend.

## Entrance Hall

Double glazed door to the front.

## Cloakroom

Double glazed window to the side, water closet, wash hand basin with a tiled splash back and radiator.

## Lounge

15' 4" x 12' 6" ( 4.67m x 3.81m )

Four double glazed Bi-Folding doors to the rear, radiator and points for both a television and telephone.

## Kitchen

16' 6" x 10' 5" ( 5.03m x 3.17m )

Newly refurbished kitchen including; a double glazed window to the rear, one bowl sink and drainer, work surfaces, electric oven and hob, cooker-hood, fridge/freezer, boiler, radiator and plumbing for a dishwasher and washing machine.

## Bedroom One

9' 9" MAX x 9' 8" MAX ( 2.97m MAX x 2.95m MAX )

Double glazed window to the rear, built in wardrobes and radiator.

## En-Suite

Double glazed window to the rear, shower cubicle, wash hand basin, ex. fan, water closet, partially tiled, shaver point and radiator.

## Bedroom Two

11' 10" MAX x 9' 11" MAX ( 3.61m MAX x 3.02m MAX )

Double glazed window to the rear and radiator.

### Bedroom Three

7' 4" MAX x 7' 6" MAX ( 2.24m MAX x 2.29m MAX )

Double glazed window to the front and radiator.

### Bathroom

Window to side aspect, bath with mixer taps and shower attachment, vanity wash hand basin, radiator.

### Outside

### Rear Garden

North facing garden, paved patio, astro-turf and decked seating area.

### Parking

Single garage and driveway available with ample on street parking for visitors.

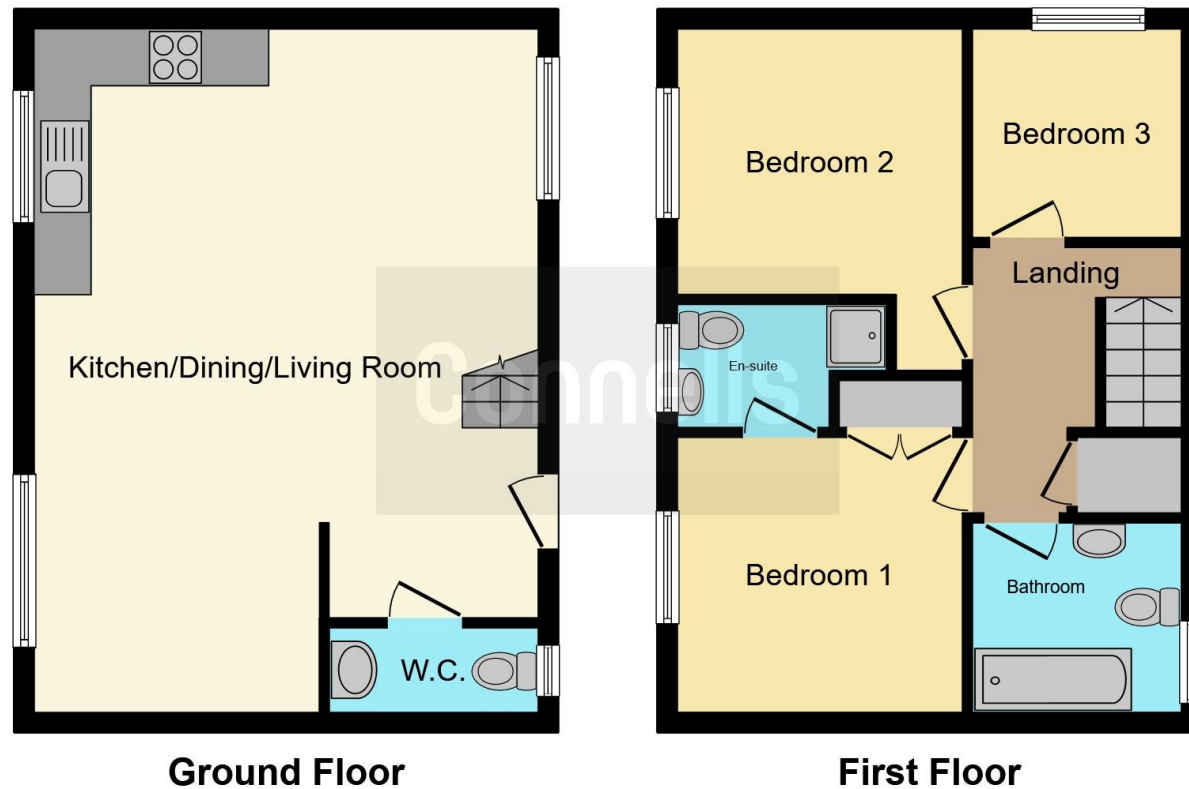












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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 Council Tax  
 Band: D

Tenure: Freehold

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