







## Property Description

Connells Fairford Leys are delighted to bring this well-presented four-bedroom detached family home to the market that is situated in the sought after Haydon Hill location. The property has had extensive work done over the years which has been done to a very good standard and briefly comprises of a large lounge/dining room with patio doors opening to the well-manicured rear garden, a traditional fitted kitchen/ breakfast room, four double bedrooms and a family bathroom suite. Benefits include an en-suite to the principal bedroom, a downstairs cloakroom, a south facing rear garden with an impressive workshop with electrics and lighting, an insulated and boarded loft with ladder, as well as ample driveway parking and a single garage.

An ideal family home, the property sits within a cul-de-sac is conveniently located with access to several transport links including Aylesbury Vale Parkway Station with direct links into London Marylebone as well as regular local bus services. The property is also walking distance of Tesco's Extra and Broadfields retail park providing numerous amenities including M&S, Dunelm, Halfords and other retail outlets. There are a variety of well-regarded nurseries, primary and secondary schools within catchments and the outstanding grammar schools.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells Fairford Leys on 01296395710.

## Entrance Hall

Door to side aspect, stairs to first floor landing. under-stairs storage with combi-boiler and gas meter, radiator.

## Cloakroom

WC, wash hand basin.

## Living Room / Dining Room

19' 7" MAX x 18' 1" MAX ( 5.97m MAX x 5.51m MAX )

Window and patio doors to rear garden, two radiators, television point, telephone point.

## Kitchen / Breakfast Room

18' 7" MAX x 11' 6" ( 5.66m MAX x 3.51m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to front aspect, sink with drainer, space for range cooker, plumbing for washing machine and dishwasher, space for under-counter fridge/freezer, four seater breakfast bar, radiator, door to passage.

## First Floor Landing

Stairs from entrance hall, window to side aspect, access via ladder to boarded loft.

## Bedroom One

11' 2" MAX x 11' 9" ( 3.40m MAX x 3.58m )

Window to rear aspect, fitted wardrobe,

radiator, door to en-suite.

## En-Suite

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

## Bedroom Two

11' 1" MAX x 8' 7" MAX ( 3.38m MAX x 2.62m MAX )

Bay window to front aspect, radiator.

## Bedroom Three / Study

10' 9" x 7' 9" ( 3.28m x 2.36m )

Window to front aspect, radiator.

## Bedroom Four

14' 7" MAX x 7' 6" MAX ( 4.45m MAX x 2.29m MAX )

Window to rear aspect, radiator.

## Bathroom

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

## Outside

### Front Garden

Laid lawn, shrubs, gate to rear garden via passageway, block paved driveway for two cars leading to garage and front door.

### Rear Garden

Fully enclosed, south facing, laid lawn, patio

area, shrubs.

## Workshop

24' 11" x 9' 4" ( 7.59m x 2.84m )

Patio doors leading to garden, two windows, lighting and electrics.

## Garage

16' 8" x 8' 2" ( 5.08m x 2.49m )

Up and over door, lighting, electrics.

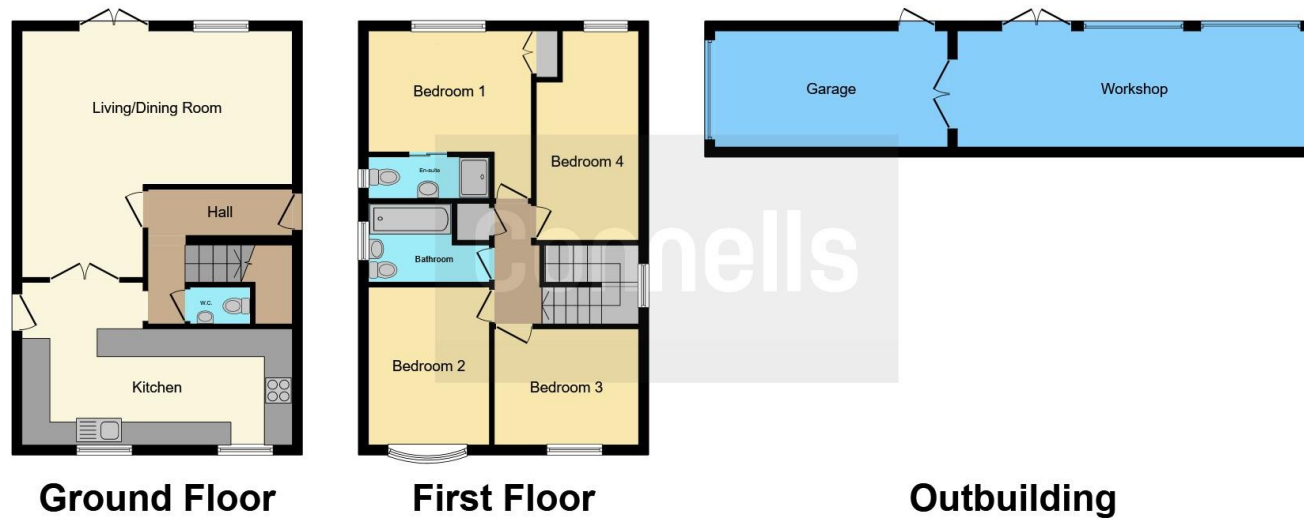












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304444](http://connells.co.uk/Property/LEY304444)**



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