



**Connells**

Prestwold Way  
Aylesbury



## Property Description

Connells are delighted to welcome to the market this well-presented two bedroom semi-detached 'Chelsea Style' home, situated on the highly sought after Fairford Leys development.

The property comprises of: Entrance Hall, ground floor cloakroom, a well-appointed fitted kitchen/diner, separate spacious lounge, two bedrooms and a family bathroom. This property benefits from a landscaped rear garden with direct access to the garage with electric powered door as well as holding the potential to extend (STPP).

Fairford Leys is a popular modern development situated in the south-west of Aylesbury. The estate has its own village square offering a range of shops, restaurants, nursery, church, community centre and health club. The development is served by a frequent bus service providing a quick link to Aylesbury town centre and railway station. There is a local school, St Marys, providing education up to secondary level. Aylesbury town itself offers a comprehensive range of shopping and schooling

Viewing this property is highly recommended.

15' 1" MAX x 13' 9" MAX ( 4.60m MAX x 4.19m MAX )

Window to front aspect, feature fire place, television point, telephone point, radiator, stairs to first floor landing.

## Kitchen / Diner

14' 9" MAX x 7' 7" ( 4.50m MAX x 2.31m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, window to rear aspect, sink with drainer, electric oven, gas hob with extractor hood, integrated dishwasher, plumbing for washing machine, concealed gas boiler, space for fridge/freezer, French doors to rear garden.

## First Floor Landing

Access to loft space (part boarded).

## Bedroom One

14' 5" MAX x 10' 10" MAX ( 4.39m MAX x 3.30m MAX )

Window to front aspect, television and telephone points, radiator, airing cupboard housing hot water tank.

## Bedroom Two

10' 10" MAX x 8' 2" ( 3.30m MAX x 2.49m )

Window to rear aspect, telephone point, radiator.

## Bathroom

## Entrance Hall

## Cloakroom

Frosted window to front aspect, low level wc, wash hand basin, radiator.

## Living Room

Frosted window to rear aspect, panelled bath with shower over, pedestal wash hand basin, low level wc, shaver point, heated towel rail.

## Outside

### Front Garden

Path to front door, shingled area to side, railing.

### Rear Garden

Enclosed by panelled fence, outside tap, outside light, gated rear access to garage.

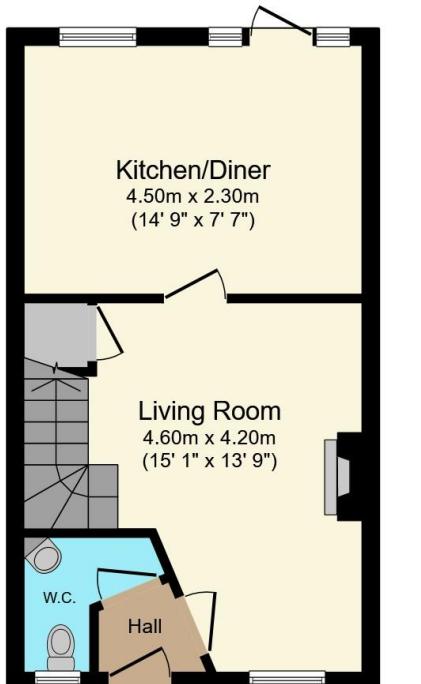
### Garage

Single garage, electric up and over door, eaves storage.

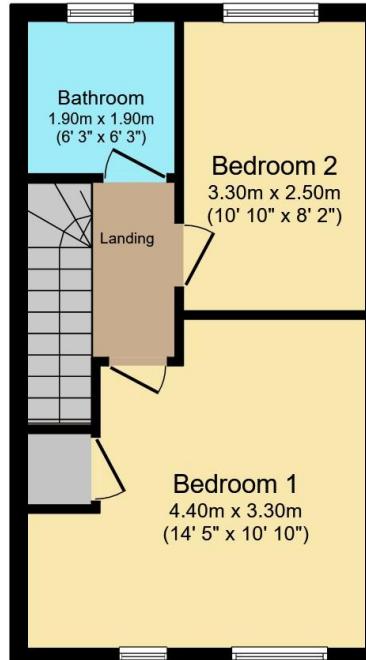








**Ground Floor**



**First Floor**

Total floor area 65.5 m<sup>2</sup> (705 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
AYLESBURY HP19 7HT

EPC Rating: C    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304624](http://connells.co.uk/Property/LEY304624)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: L<sup>E</sup>Y304624 - 0006