



27 Portman Mews

Fairford Leys | Aylesbury | Bucks | HP19 7AX



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Welcome to this stunning detached house located in the sought-after area of Portman Mews, Aylesbury. This modern property boasts, 4 spacious bedrooms and 2 bathrooms, providing ample space for comfortable living. The En-suite bathroom adds a touch of luxury to the master bedroom, providing a private and relaxing space. Located in a desirable neighbourhood, this property offers not just a house, but a lifestyle. With its convenient location and modern amenities, this house is sure to be the perfect place to call home. Don't miss out on the opportunity to make this beautiful property your own.

## Price guide £475,000

- Four Double Bedrooms
- Shaker Style Kitchen
- Modern Bathroom
- Garage & Parking
- Generous Living/Dining Room
- En-Suite Master Bedroom
- Enclosed Gardens
- Sought After Location

### Fairford Leys

Fairford Leys is a sought after modern development having been designed and built around the commercial and community centre. The facilities are comprehensive and comprise of eateries, convenience store, off license, hairdressers, vets, doctors, dentist, pharmacy and gymnasium. There is a regular bus route linking with the town centre and rail links are either at the new Aylesbury Parkway or the Aylesbury town station linking with London Marylebone. Primary School – St Mary's & Secondary School – Mandeville and Aylesbury Grammar Schools

### Council Tax

Band E

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hall

Stairs to first floor with storage area under. Wood effect flooring leading through to the living room, kitchen and downstairs WC.

### Downstairs WC

Wash basin inset to vanity unit with storage cupboards, radiator, WC and room extractor.



Four bedroom detached house set in a sought after development on the outskirts of Aylesbury town. The area offers a wealth of amenities including, schooling, eateries, shopping and health as well as a fitness centre with gym, classes and a swimming pool.



### Kitchen

Refitted in a comprehensive range of shaker style units with wood work surfaces, inset sink with swan head mixer tap, built in oven, hob, extractor and dishwasher. Window to front and door to side access and rear garden. Further full height Shaker units with space for an American fridge freezer. Wood effect flooring, tiled splash backs and under unit lighting.

### Living/Dining Room

Overlooking the rear garden and French doors opening into the garden this generous size room will accommodate both living and dining furniture and fitted with wood flooring.

### Landing

Doors to all bedrooms, bathroom and airing cupboard.

### Master Bedroom

Good size bedroom with built in wardrobe and door to the En-suite.

### En-suite

Comprising of a three piece suite with tiled shower cubicle, WC, wash basin, window to the side, heated towel rail and room extractor.

### Bedroom 2

Generous room with space for bedroom furniture and a recess ideal for mounting a TV. Window and radiator.

### Bedroom 3

Built in range of wardrobes, radiator and window to the rear.

### Bedroom 4

Double size room with space for furnishings, radiator and a window overlooking the rear.

### Bathroom

Modern three piece suite, comprising of a panelled bath with independent shower and glazed screen, wash basin, WC, heated towel rail, window to side and room extractor.

### Front

Open plan frontage in a mews setting with parking.

### Garage

Single integral garage with up and over door.

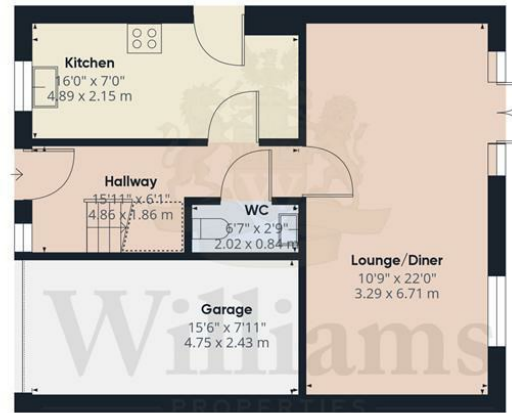
### Rear Garden

Enclosed rear garden with an area of lawn, gravelled lounging area, side access with gate to the front and fully enclosed with fencing and a retaining wall.

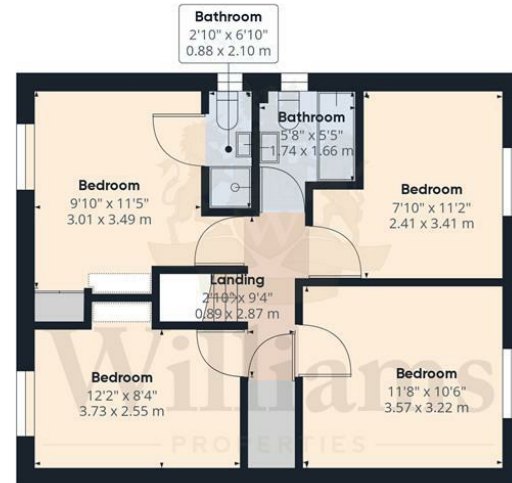
### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-101) A			87	(92-101) A	
(81-91) B				(81-91) B	
(69-80) C		70		(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1127.54 ft<sup>2</sup>  
104.75 m<sup>2</sup>

**Reduced headroom**  
14.29 ft<sup>2</sup>  
1.33 m<sup>2</sup>

(1) Excluding balconies and terraces.

(2) Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.