



Hickman Street

Fairford Leys | Aylesbury | Buckinghamshire | HP19 7GJ



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Welcome to this townhouse located on Hickman Street in the sought-after area of Fairford Leys, Aylesbury. The house is in great order throughout, ensuring that you can move in and start enjoying your new home straight away without the need for any immediate renovations or updates. Located in the heart of Fairford Leys, you'll have easy access to local amenities & schools, making it a desirable location for families.

Offers in excess of £400,000

- Popular Location
- Set Over Three Floors
- Kitchen / Diner
- Close To Amenities
- Four Bedroom House
- Garden, Garage & Driveway
- Lounge On First Floor
- Close To Schools

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 D

Local Authority

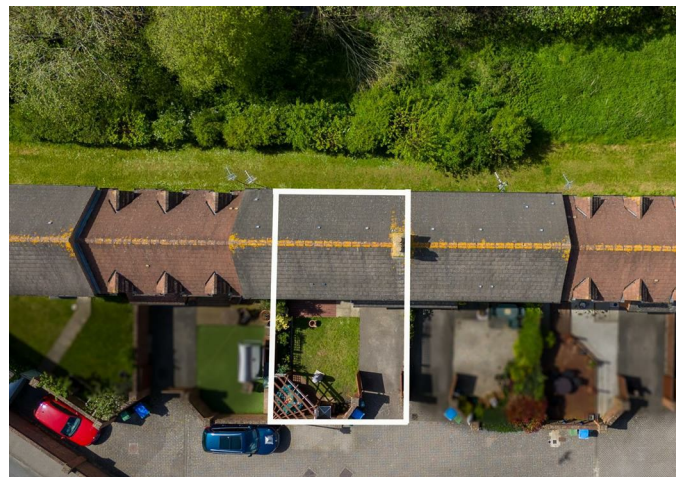
Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the kitchen, wc and storage cupboard. Stairs rise to the first floor.



Fairford Leys development offers a wealth of amenities to residents including, shops, eateries, gym with swimming pool, vets, pharmacy, regular bus route and recreational areas.



Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, inset induction hob and over head extractor, integrated double oven, microwave, fridge/freezer, dishwasher and washing machine. Tiled flooring, radiator, spotlights to ceiling and space for a dining table set.

WC

Comprising a pedestal hand wash basin, wc and radiator.

First Floor

Doors to the lounge, two bedrooms and stairs rising to the second floor.

Lounge

Dual aspect lounge with carpet laid to floor, light fitting to ceiling, radiator and space for a sofa set and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a single bed and other furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Second Floor

Doors to two further bedrooms and bathroom.

Bedroom & En Suite

Dual aspect bedroom with carpet laid to floor, two built in wardrobes, radiator, light fitting to ceiling and space for a double bed and other furniture. En suite comprises a wc, hand wash basin, enclosed shower cubicle, heated towel rail and frosted window.

Bedroom

Bedroom consists of a window to the front aspect, built in wardrobe, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bathroom

Bathroom comprises a hand wash basin unit, wc, panelled bathtub with shower and screen, heated towel rail and frosted window.

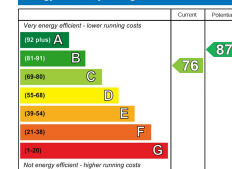
Garden, Garage & Driveway

Gated driveway with space for one vehicle, garage with light and power. Enclosed front garden with a decking area, pergola and grass laid.

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.

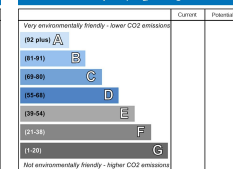
Energy Efficiency Rating



Not energy efficient - higher running costs

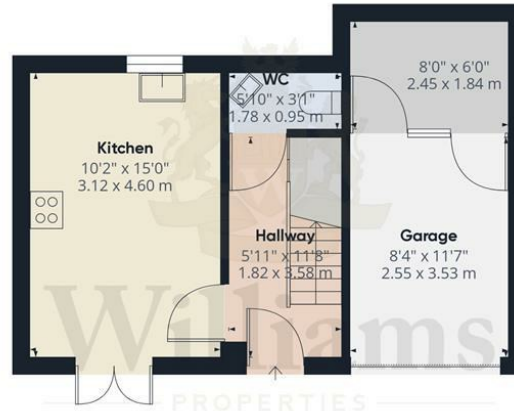
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

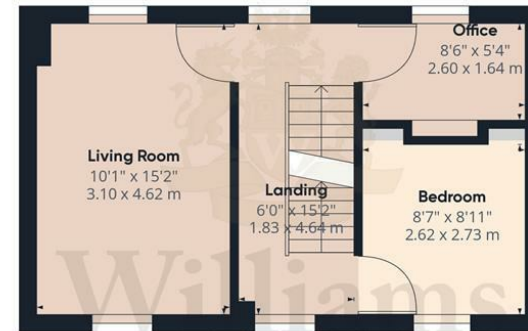


Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1123.48 ft²
104.38 m²

(1) Excluding balconies and terraces

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.