



Wedgewood Street

Fairford Leys | Aylesbury | Buckinghamshire | HP19 7GA



**Williams**  
PROPERTIES

# Wedgewood Street

Fairford Leys | Aylesbury | Buckinghamshire | HP19 7GA

Welcome to this three bedroom house located on Wedgewood Street in the delightful area of Fairford Leys, Aylesbury. Spread over three floors, this townhouse offers a unique layout that provides a sense of privacy and separation between the living spaces and bedrooms. Outside there is an enclosed front garden, garage & driveway parking for one vehicle.

## Offers in excess of £395,000

- Popular Development
- Three Bedroom House
- Garage & Parking
- Close To Schools & Amenities
- Set Over Three Floors
- Quiet Location
- En Suite & Family Bathroom
- Enclosed Front Garden

### 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 office/bedroom, utility and storage cupboard. Stairs rise to the first floor.

### Office / Bedroom

Room consisting of a window to the front aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a range of furniture.



The property is in the heart of the development and as such is walking distance away from the St Mary's primary school, facilities including the Nuffield Health gym and swimming pool, the shops and Co-Op food store and various restaurants and takeaways. There are excellent road transport links with a regular bus service and easy access by car to the A41 towards Oxford.



### Utility & WC

Utility consists of a base mounted unit with worktop and inset sink bowl unit, space for washing machine and under counter fridge, radiator, window and door to the wc. WC comprises a pedestal hand wash basin, wc and radiator.

### First Floor

Doors to the living room, kitchen and storage cupboard. Stairs rise to the second floor,

### Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit, inset gas hob and oven, space for under counter fridge, windows to the front and rear aspect, tiled flooring and space for a dining table set.

### Living Room

Dual aspect living room consists of carpet laid to floor, light fittings to ceiling, radiator and space for a sofa set and other furniture.

### Second Floor

Doors to two further bedrooms and family bathroom.

### Bedroom & En Suite

Bedroom consists of a window to the rear aspect, built in wardrobe, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture. En suite is part tiled and comprises a wc, pedestal hand wash basin, enclosed shower cubicle, frosted window and radiator.

### 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.

### Bathroom

Bathroom comprises of a pedestal hand wash basin, wc, panelled bathtub, tiling to splash sensitive areas, radiator and frosted window.

### Front Garden

Enclosed front garden with a paved pathway leading to the front door and grass area.

### Garage & Parking

Gated driveway with space for one vehicle. Garage with up and over door, light and power.

### 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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	84
England & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
1042.24 ft<sup>2</sup>  
96.83 m<sup>2</sup>

(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.