



3 Starling Mews

Fairford Leys | Aylesbury | Bucks | HP19 7AJ



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A fantastic three bedroom family home on the popular Fairford Leys development. The property has an entrance hall, lounge/diner, kitchen, downstairs cloakroom, sunroom, three bedrooms, bathroom and en-suite and Outside there is a mature landscaped garden, garage and off road parking. Viewing comes highly recommended.

£385,000

- Fairford Leys Development
- Downstairs Cloakroom
- Garage And Driveway
- Close To Amenities
- Three Bedroom House
- En-suite To Master
- Mature Landscaped Garden
- Ideal Family Home

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

Local Authority

Buckinghamshire Council

Council tax

Band D

Services

All main services available

Entrance Hall

Doors leading to the kitchen, cloakroom and lounge/diner, carpet laid to the floor and a single light pendant to the ceiling. Stairs rising to the first floor landing.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with window overlooking the front aspect, single light pendant to the ceiling, space for a fridge/freezer, washing machine and dishwasher. Inset gas hob, oven and extractor. vinyl flooring laid to the floor.



Williams

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Williams

This Beautiful Three bedroom mews 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.



WC

Comprising a hand wash basin, wall mounted radiator and low level wc, single light pendant to the ceiling and a integrated ironing board cupboard

Lounge/Diner

Lounge/diner consists of carpet laid to floor, wall mounted radiators, French doors to the sunroom and space for a sofa set and other furniture.

Sunroom

Sunroom consists of tiled flooring with under floor heating ,windows to the surround over looking the beautiful manicured garden. There space for a range of furniture of your choice and doors leading out to the garden.

First Floor

Stairs rising from the ground floor, carpet laid to the floor, single light pendant to the ceiling. There are doors to all bedrooms and family bathroom.

Bedroom

Bedroom consists of a window to the rear aspect, built in wardrobes, carpet laid to floor, single light pendant to the ceiling, wall mounted radiators and space for a king-size bed and other bedroom furniture. En suite comprises a low level wc, hand wash basin unit, enclosed shower cubicle, tiling to splash sensitive areas and wall mounted radiator.

Bedroom

Bedroom consists of a window to the front and rear aspect, built in wardrobe, carpet laid to floor, single light pendant to the ceiling, wall mounted radiator and space for a super king bed and other bedroom furniture.

Bedroom

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

Bathroom

Bathroom is part tiled and comprises a low level wc, hand wash basin unit, panelled bathtub with shower and screen and towel rail.

Garden

A paved patio area with space for a range of garden furniture leading to an area of grass laid with plant borders, established tree and hedging to the rear of the garden giving you complete privacy from the neighbours behind, a seating area to the rear of the garden perfect for a coffee corner in the morning.

Garage And Parking

Garage with an up and over door featuring power and lighting and a door leading into the rear garden. Off road parking to the front of the property for 2 to 3 vehicles.

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 plus) 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			
England & Wales		EU Directive 2002/91/EC	

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



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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.