



31 Prestwold Way

Fairford Leys | Aylesbury | Bucks | HP19 8GY



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Williams Properties are pleased to offer this extended five bedroom detached family home set over three floors situated on the sought after Fairford Leys development within a quiet cul de sac. This property is spacious throughout and benefits from a living room, kitchen/diner, office space, downstairs cloakroom, five bedrooms, en suite and family bathroom. Outside there is a landscaped rear garden, single garage and driveway parking. Viewing is highly recommended on this lovely home.

Guide price £539,950

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 / Fairford Leys Parish Council

Services

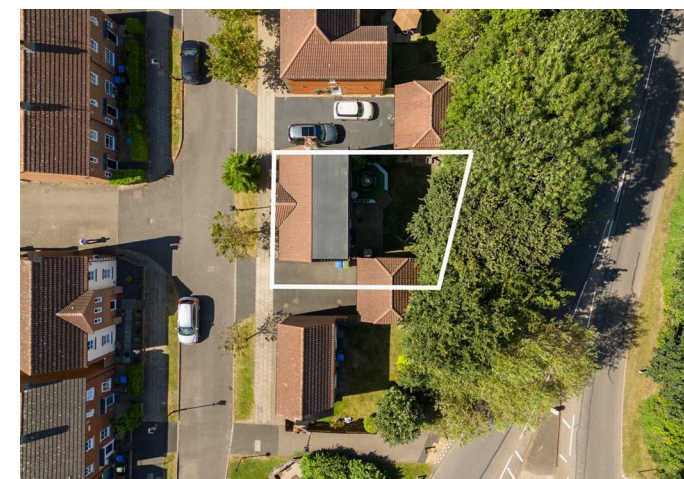
All main services available

Entrance

Enter through the front door into the entrance hall with, wooden flooring laid to the floor, light fitting to the ceiling, wall mounted radiator, stairs rising to the first floor and doors to the living room, kitchen/diner and downstairs w/c.

W/C

Comprising of a low level w/c, hand wash basin unit, a wall mounted radiator and a frosted window to the front.





- Five Bedroom Detached Home
- Garage & Parking
- Kitchen / Diner
- Close To Local Amenities
- Fairford Leys
- En Suite To Master Bedroom
- Cul De Sac Location
- Viewing Highly Recommended

Living Room

This dual aspect living room consists of a window to the front aspect, French doors to the rear garden, feature fireplace, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a sofa suite and other furniture.

Kitchen/Diner

This dual aspect kitchen/diner consists of a range of wall and base mounted units with square edge worktops, inset sink unit with mixer tap and drainer, window to the rear aspect, inset five ring gas hob, overhead extractor and electric oven, space for American size fridge/freezer, and integrated washing machine and dishwasher and microwave. There is a door leading out to the garden and space for a dining table set. Spotlights to the ceiling, wooden flooring, a wall mounted radiator and windows to the front and rear aspect.

First Floor

Carpeted stairs rising from the ground floor with lighting fitting to the ceiling, window to the rear aspect and doors to three of the five bedrooms and family bathroom. Loft access and airing cupboard.

Bedroom

The bedroom consists of dual aspect windows, built in wardrobes, light fittings to ceiling, carpet laid to floor, two wall mounted radiators and space for a king size bed and other bedroom furniture. En suite is fully tiled and comprises a low level w/c, hand wash basin, enclosed shower cubicle, heated towel rail, and a window to the rear aspect.



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.



Bedroom

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

Bedroom

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

Family Bathroom

Bathroom suite comprising of a hand wash basin unit, low level w/c, panelled bathtub with overhead shower, a heated towel rail and frosted windows.

Second Floor

Carpeted stairs rising from the first floor into this large open landing with spotlight to the ceiling, window to the rear aspect and doors to two further double bedrooms of the five bedrooms. There is space for a range of office furniture. Loft access and airing cupboard.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, a wall mounted radiator, spot lighting to ceiling and space for a king size bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, a wall mounted radiator, spot lights to ceiling and space for a double bed and other bedroom furniture. There is plumbing for a washing machine dryer.

Rear Garden

Beautifully landscaped garden with a raised patio area leading directly from the living room, grass laid to the remainder with mature high hedging to the rear giving complete privacy from the road Coldharbour way, access door to the garage and gated access to the front driveway.

Garage And Driveway

Single garage with power and lighting and partly boarded loft for further storage and an up and an up and over garage door . There is parking in front for two vehicles.

Buyer Notes

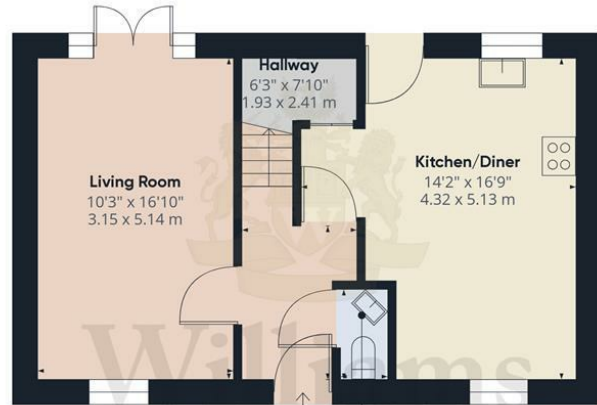
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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	

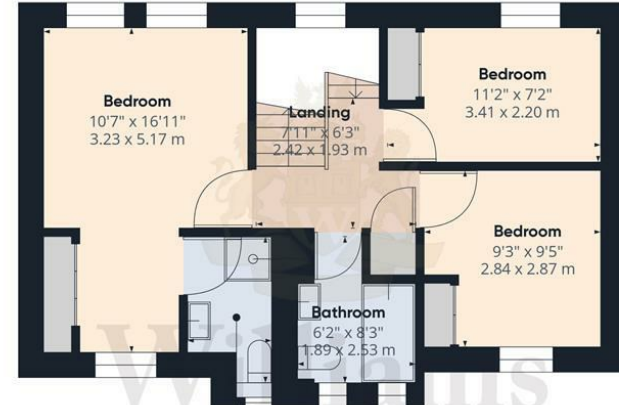
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



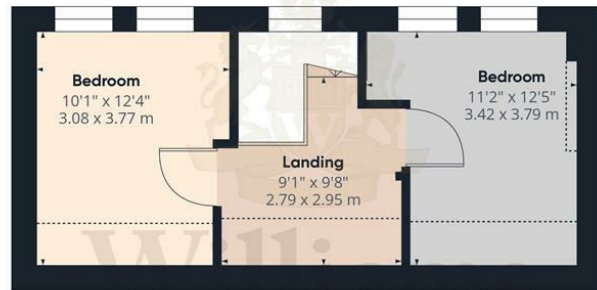
Williams



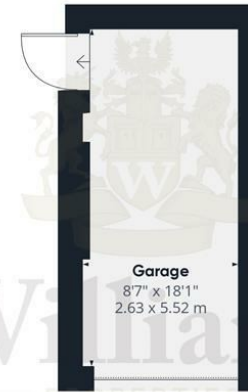
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1364.65 ft²

126.78 m²

Reduced headroom

60.71 ft²

5.64 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements 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.

Calculations are based on RICS IPMS 3C standard.

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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.