



12 Starling Mews

Fairford Leys | Aylesbury | Bucks | HP19 7AJ



12 Starling Mews

Fairford Leys | Aylesbury | Bucks | HP19 7AJ

A fantastic three bedroom family home on the popular Fairford Leys development. The property has an entrance hall, living room, sun room, snug, dining room, kitchen, downstairs cloakroom, three bedrooms, bathroom and en-suite. The garage has been converted into a utility area, dining room and snug. Outside there is a landscaped garden and off road parking. Viewing comes highly recommended.

Offers in excess of £385,000

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

Entrance

Enter through the front door into the entrance Hall and consists of wood effect laminate flooring laid to the floor, light fittings to the ceiling. There are doors to the kitchen, w/c, living room, dining room. Carpeted stairs rise 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 over, space for fridge freezer, washing machine and dishwasher. Inset induction hob, oven and extractor. Under cabinet lighting, wood effect laminate flooring.





- Desirable Location
- Downstairs Cloakroom
- Ensuite To The Master Bedroom
- Close to All Amenities
- Three Bedrooms
- Three Reception Rooms
- Off Road Parking
- Viewing Highly Recommended

Living Room

Living room consists of wood effect laminate laid to floor, light fittings to ceiling, French doors to the sunroom and space for a sofa set and other furniture.

WC

Comprising a hand wash basin, a wall mounted radiator, wood effect laminate flooring and low level w/c.

Sunroom

Sunroom consists of wood effect laminate flooring, windows to the surround, space for a range of furniture and doors leading out to the garden.

Utility Area

The utility area is an area that can be used as a utility space office desk space, storage it is a useful multi purpose space, The current owners use this space for a large dresser and extra fridge freezer and storage space.

Dining Area

Dining room consists , wood effect laminate flooring laid to the floor, spotlighting to the ceiling, a wall mounted radiator and space for a dining table set. This Room is Open plan to the snug.

Snug Area

The Snug has wood laminate effect flooring, a wall mounted radiator, spotlights to ceiling, doors to the garden and space for a range of furniture.



Three bedroom 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.



First Floor

Carpeted stairs rising from the ground floor, there are doors to all rooms. Loft access.

Bedroom And Ensuite

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

Bedroom

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

Bedroom

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

Bathroom

Bathroom is part tiled and comprises a low level w/c, hand wash basin unit, panelled bathtub with shower head attachment and a wall mounted radiator.

Rear Garden

Paved patio leads to an area of grass laid with plant borders, and a garden shed.

Garage And Parking

Garage has been converted and consists of utility area, dining space and snug. There off road parking to the front of the property for two vehicles.

Buyers Notes

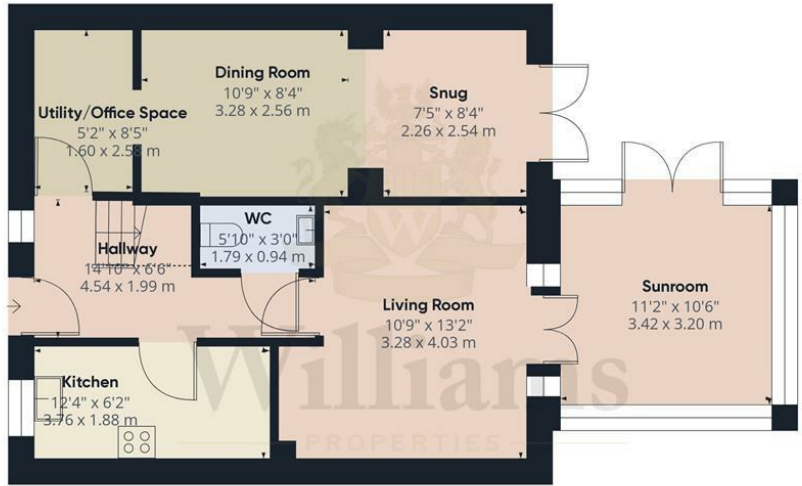
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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	

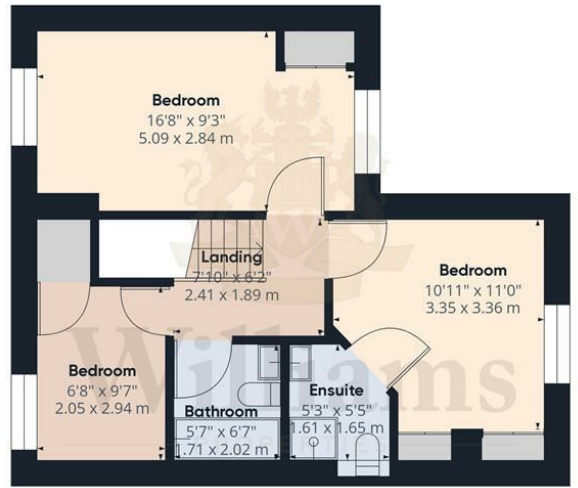
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Williams



Floor 0



Floor 1



Approximate total area⁽¹⁾

959.39 ft²

89.13 m²

Reduced headroom

13.56 ft²

1.26 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, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.