



2 Prestwold Way

Fairford Leys | Aylesbury | Buckinghamshire | HP19 8GZ



Williams
PROPERTIES

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Williams Properties would like to welcome to the market this three bedroom detached house set on a quiet cul de sac in the popular development of Fairford Leys, Aylesbury. The property comprises an entrance hall, kitchen/diner, living room, downstairs cloakroom, three bedrooms, en suite to the master and a family bathroom. Outside there is a good size garden and a garage and driveway. Viewing this property is highly recommended.

Offers in excess of £425,000

- Three Bedrooms
- Detached
- Garage And Driveway
- Kitchen/Diner
- En-Suite To Master Bedroom
- Cul De Sac Location
- Close to All Amenities
- Viewings Highly Recommended

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 Hallway

Enter through the front door into this entrance hallway featuring Karndean flooring, studio spotlights to the ceiling, a wall mounted radiator, a carpeted staircase rising to the first floor and doors to the downstairs cloakroom, living room and kitchen/diner.

Cloakroom

This downstairs cloakroom can be found to your immediate right upon entrance into this property, featuring a wall mounted radiator, ceramic tiled flooring, a fitted light to the ceiling, a frosted window and a wall mounted vanity unit with an inset hand wash basin with a mixer tap.



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



Living Room

This lounge features two windows to the rear aspect, including a bay window, Karndean flooring, a pendant light to the ceiling, two wall mounted radiators and ample space for typical living room furniture.

Kitchen/Diner

This kitchen/diner is fitted with Karndean flooring, bay window to the front aspect, studio spotlights to the ceiling, a wall mounted radiator, window and door to the conservatory, a door to under stair storage cupboard and a range of wall and base mounted units, including an inset double oven, electric hob and extractor, plumbing for a washing machine, a sink with a mixer tap and space for a fridge/freezer and dining room furniture.

Conservatory

The conservatory consists of tiled flooring, windows to the surround over looking the enclosed rear garden. There space for a range of furniture of your choice and doors leading out to the garden.

First Floor Landing

This first floor landing is comprised of carpeted flooring, studio spotlights to the ceiling, loft access to a boarded loft with electricity, a window to the front aspect and doors to three bedrooms and the family bathroom.

Bedroom

This bedroom features a window to the front aspect, carpeted flooring, a wall mounted radiator, a pendant light to the ceiling and space for a bed and other bedroom furniture.

Bedroom

This bedroom features carpeted flooring, a pendant light to the ceiling, a window to the rear aspect, a wall mounted radiator and a range of overhead and side units over the space for a double bed.

Bedroom

This bedroom features carpeted flooring, a window to the rear aspect, overhead and side mounted units over the space for a double bed, a pendant light to the ceiling, a wall mounted radiator and a door to the en suite.

En Suite

This en suite features fully tiled flooring and walls, a heated towel rail, an enclosed shower unit, frosted window, low level WC and hand wash basin with a mixer tap.

Bathroom

This family bathroom features fully tiled walls and flooring, a bathtub with an overhead shower unit and a mixer tap, a heated towel rail, frosted windows, hand wash basin with a mixer tap and a low level WC.

Garden

This easily maintainable enclosed rear garden features patio area and shingle, with side access to the garage and a gate to the driveway. There is a summer house with electricity, a garden shed and plenty of space for garden furniture.

Garage & Parking

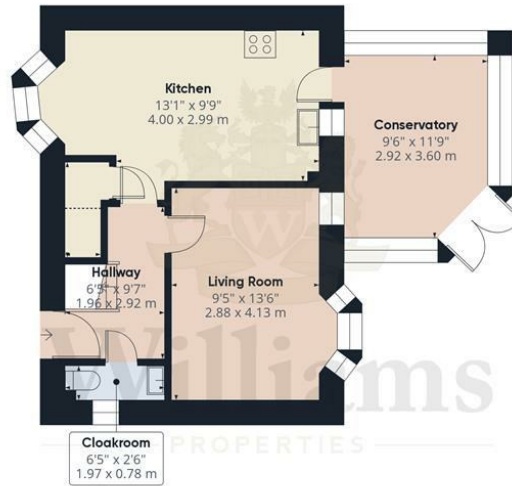
There is garage parking for one car with multiple electric sockets and lights and an up and over door. Driveway parking for two.

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			
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	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

997.8 ft²
92.7 m²

Reduced headroom

7.2 ft²
0.67 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.