



# Hampden Square

Fairford Leys | Aylesbury | Buckinghamshire | HP19 7HT





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Williams Properties are delighted to welcome to the market this superb four bedroom end-terrace town house in the desirable Fairford Leys development in Aylesbury, Buckinghamshire. The property fronts onto greenery and is in good condition throughout, consisting of a kitchen, dining room, living room, four bedrooms, utility room, family bathroom, two en-suites, a cloakroom and an integral garage. Outside there is an enclosed rear garden and enclosed driveway parking. We strongly suggest a viewing on this spacious family home.

Offers in excess of £465,000

## 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, 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

## Services

All main services available

## Entrance Hallway

Enter through the front door into the entrance hall, with wood effect flooring, a pendant light to the ceiling, doors leading to the utility and downstairs bedroom. Stairs rise to the first floor landing.

## Bedroom

This downstairs bedroom is comprised of carpeted flooring, dual aspect windows to the front and rear aspects with bespoke blinds, a pendant light to the ceiling, wall mounted radiator and a door leading to the en suite.

## En Suite

This downstairs en suite is comprised of wood effect flooring, a frosted window to the front aspect with bespoke blinds, a fitted light to the ceiling, a heated towel rail, low level WC, hand wash basin with a mixer tap and an enclosed shower unit.







- Integral Garage And Enclosed Driveway Parking
- Two En Suites
- Walking Distance to Shops
- Set Over Three Floors
- Four Bedroom Townhouse
- End Terrace
- Desirable Location
- Viewings Highly Recommended

#### Utility

This utility features a pendant light to the ceiling, a wall mounted radiator, washing machine, tiling to splash sensitive areas, a roll on worktop, inset basin with a mixer tap, wood effect flooring, a door to the rear aspect with bespoke blinds and space for a range of white goods.

#### First Floor Landing

This first floor landing is comprised of carpeted flooring, a pendant light to the ceiling, a window to the rear aspect with bespoke blinds, a wall mounted radiator and doors leading to the living room, kitchen and dining room. Stairs rising to the second floor.

#### Living Room

This living room is comprised of carpeted flooring, studio spotlights to the ceiling, two wall mounted radiators, dual aspect windows to front and rear aspects with bespoke blinds and space for a range of lounge furniture.

#### Dining Room

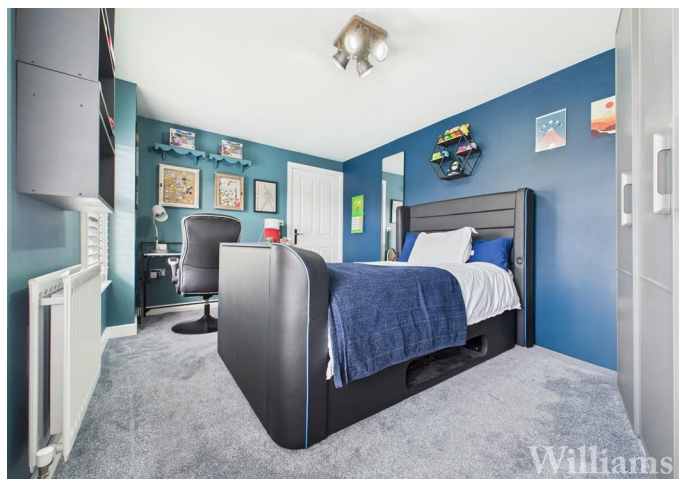
This dining room features studio spotlights to the ceiling, Pergo flooring, a wall mounted radiator, window to the rear aspect with bespoke blinds and room for a dining table, chairs and other furniture.

#### Kitchen

This kitchen comprises of Pergo flooring, spotlights to the ceiling, two windows to the front aspect with bespoke blinds and a range of wall and base mounted units including an inset double oven, hob and extractor, an inset basin with a mixer tap, fridge, freezer, dishwasher, tiling to splash sensitive areas.

#### Cloakroom

This cloakroom is comprising of tiling to the flooring and splash sensitive areas, a fitted light to the ceiling, frosted window with bespoke blinds, a wall mounted radiator, low level WC and a hand wash basin with a mixer tap.





The property is located on the popular Fairford Leys development and is within walking distance of all amenities including Co-Op food store, shops, restaurants and the Nuffield Health gym and swimming pool. There is easy access to a family pub/restaurant "The Honey Bee" and a bus route serves the area. For road users, the A41 towards Oxford can be reached in under 5 minutes.



**Second Floor Landing**

This second floor landing features a window to the rear aspect with bespoke blinds, a pendant light to the ceiling, carpeted flooring, loft access with a ladder, full boarding and lighting, doors to all three bedrooms and the family bathroom.

**Bedroom**

This master bedroom is comprised of a window to the rear aspect with bespoke blinds, carpeted flooring, a studio spotlight to the ceiling, inset wardrobes, a wall mounted radiator and door to the en suite bathroom.

**En Suite**

This en suite bathroom features a fitted light to the ceiling, a frosted window to the front aspect with bespoke blinds, fully tiled walls, a vanity unit with an inset hand wash basin and mixer tap, and an enclosed shower unit.

**Bedroom**

This bedroom is comprised of a window to the rear aspect with bespoke blinds, a wall mounted radiator, a fitted light to the ceiling, carpeted flooring and space for a bed and other furniture.

**Bedroom**

This bedroom features two windows to the front aspect with bespoke blinds, a wall mounted radiator, studio spotlights to the ceiling, carpeted flooring and space for a double bed and other bedroom furniture.

**Bathroom**

This bedroom is comprised of a fitted light to the ceiling, a frosted window to the front aspect with bespoke blinds, laminate flooring, fully tiled walls, a heated towel rail, hand wash basin with a mixer tap inset into a vanity unit, a panelled bathtub with a mixer tap and over head shower and a low level WC

**Garage & Parking**

This property features an electric gate to the rear opening up onto the driveway located in the enclosed rear garden. The driveway parking leads to the integral single garage with an electric up and over door with electricity and a frosted window to the front aspect.

**Garden**

This enclosed rear garden features a composite decking area with ample space for garden furniture, a driveway to the side leading to the integral garage and artificial grass turf laid to the remainder.

**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.



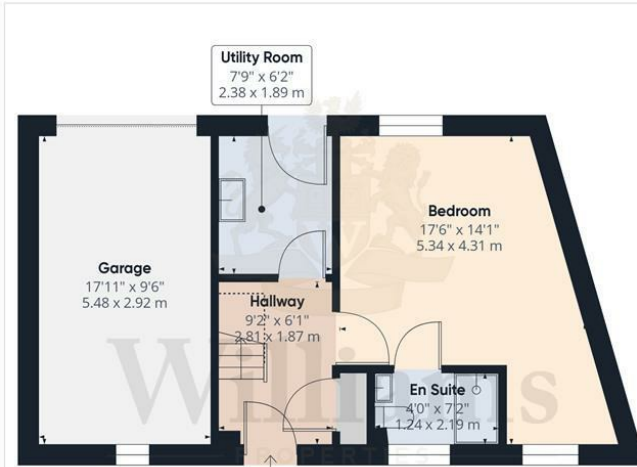
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(22 plus) A			
(11-21) B			
(09-10) C			
(05-08) D			
(02-04) E			
(01-01) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

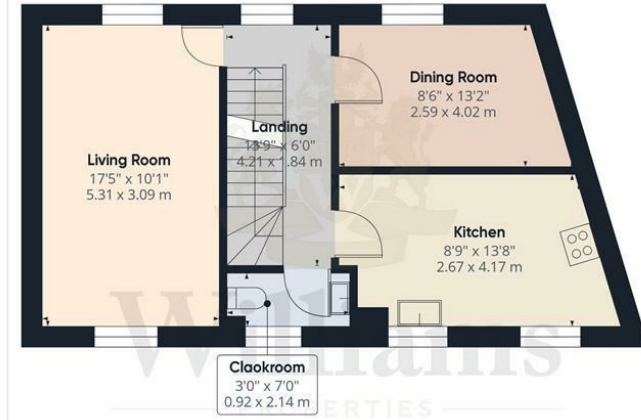




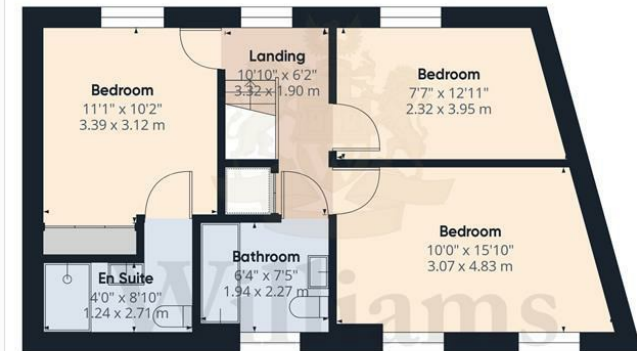




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
1478.63 ft<sup>2</sup>  
137.37 m<sup>2</sup>

**Reduced headroom**  
9.55 ft<sup>2</sup>  
0.89 m<sup>2</sup>

(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



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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.