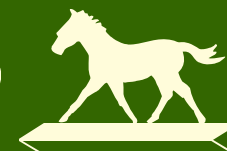




**11 Rosemoor Mews, Aylesbury,
Buckinghamshire, HP19 7GZ**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



11 Rosemoor Mews, Fairford Leys, Aylesbury, Buckinghamshire, HP19 7GZ

OFFERED WITH NO CHAIN, A WELL PRESENTED SEMI DETACHED HOUSE AT THE END OF A NO THROUGH ROAD WITHIN THE VERY POPULAR FAIRFORD LEYS DEVELOPMENT

Hall, Cloakroom, Sitting Room, Kitchen and Dining Room, 3 Bedrooms, Principal Bedroom with Ensuite Shower Room, Family Bathroom. Parking for 2 Vehicles. Garage. Enclosed Rear Garden.

GUIDE PRICE £375,000 Freehold

DESCRIPTION

Just over 20 years old now a really desirable property in good order, extremely clean and tidy but with a little scope to update the kitchen and bathroom and put ones own stamp on it. No upper chain and the house is located at the end of a no through road on the western edge of Fairford Leys.

At the entrance is a composite door into the hall where there is an attractive dog leg staircase, wood laminate floor, and a cloakroom with a wc and wash basin. In one corner of the sitting room is a full-length window and in the other corner a bay window, both looking onto the garden. The gas fire sits in an ornate surround. The dining room and kitchen are pretty much open plan, the dining room windows benefitting from quality shutters by 'Shutter Gallery' of Berkhamsted. There are white kitchen units and dark work surfaces. Built in are a Neff 4 burner gas hob and beneath that an electric oven. Space is provided for a fridge/freezer, the washing machine is remaining, and adjacent it is further space and plumbing for a dishwasher. A door goes out to the garden.

Upstairs the landing has a window, a big boiler cupboard and the loft access. Two of the three bedrooms are doubles, the principal bedroom with an ensuite shower

room. The suite in the bathroom is white with chrome fittings and over the bath is a shower screen and a mixer tap that has a shower attachment. The bathroom walls are mostly tiled.

OUTSIDE

To the front of the house is block paving and parking for 2 vehicles and covering the front door is a canopy.

Across the back of the property is a paved patio, then a lawn bordered by flowers and shrubs and finally a couple of steps to a second lower patio and gated access. It is all enclosed by timber panel fencing and next to the rear kitchen door is a personal door to the garage.

Said garage has a metal up and over door, a concrete floor, power and light.

LOCATION

Fairford Leys is a community on the western side of Aylesbury very well served by amenities and a central village square that contains a nursery, shops, great mini market store, restaurants, hairdressers and barbers. There is also Nuffield

fitness centre with a swimming pool, a primary school, dentist, doctors surgery, public house, pharmacy and vets. A wonderful new childrens play park is planned for 2026. Being so well catered for there is an excellent community that consists of a broad demographic of people from young to old and the range of housing consists of flats to large, detached houses.

Regular buses run to Aylesbury town centre and the train station, the latter providing a mainline service to London Marylebone in under an hour. Aylesbury has numerous supermarkets, a vibrant theatre, cinema complex, and an extensive choice of restaurants and shopping.

COUNCIL TAX BAND D - £2,491.98

VIEWING

Strictly via the vendors agent W Humphries Ltd

SERVICES

Mains gas, electric, water and drainage.

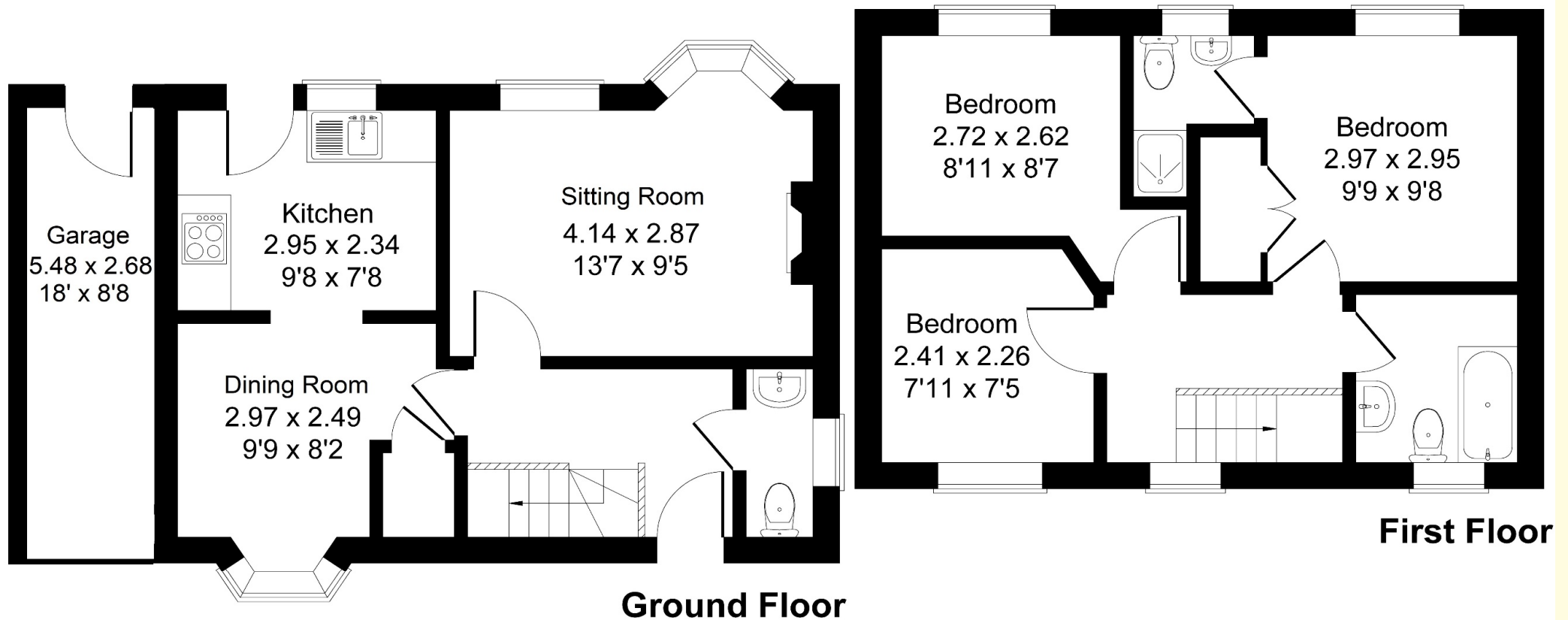




11 Rosemoor Mews

Approximate Gross Internal Area = 87.9m² 946.15ft²

Illustration for identification purposes only,
measurements are approximate, not to scale,
produced by The Plan Portal 2026.





IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

