







## Property Description

Connells are delighted to bring this immaculately presented detached house to the market that is located within walking distance to the centre of Fairford Leys with its array of shops, amenities and restaurants. There is also excellent local schooling, a golf course and a gym all close by.

The property benefits from a single garage with parking space in the front as well as additional on street parking nearby.

The ground floor comprises of a kitchen/diner with separate utility room, living room, additional office room and cloakroom. Up the stairs are four well-proportioned bedrooms, an en-suite to the master bedroom and a family bathroom suite.

The rear garden offers rear access through the garage there is a level patio directly from the patio doors and the rest is mainly laid to lawn. A perfect space for outdoor dining and entertainment.

An internal viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Entrance Hall

## Living Room

## Office Room

## Kitchen / Diner

## Utility Room

## Cloakroom

## First Floor Landing

## Bedroom One

## En-Suite

## Bedroom Two

## Bedroom Three

## Bedroom Four

## Bathroom

## Outside

## Rear Garden

## Garage & Parking



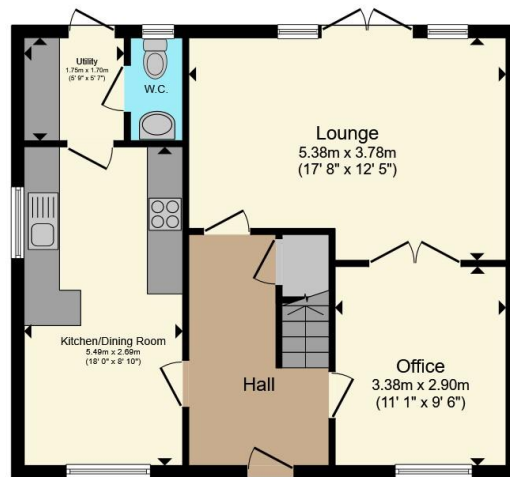




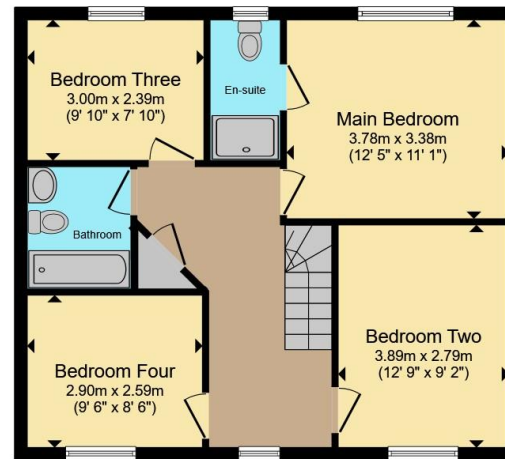




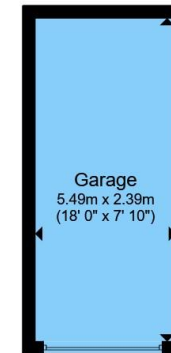




**Ground Floor**



**First Floor**



**Garage**

Total floor area 131.7 m<sup>2</sup> (1,418 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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2 Temple Street  
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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304887](http://connells.co.uk/Property/LEY304887)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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