



Connells

Eyre Close
Aylesbury



Property Description

Connells are delighted to present this impressive four-bedroom detached family home, ideally positioned on a quiet and secluded cul-de-sac overlooking attractive open parkland, within the highly sought-after Fairford Leys development in Aylesbury.

This well-proportioned property offers fantastic living space throughout, making it an ideal purchase for growing families. The accommodation briefly comprises a welcoming entrance hall, cloakroom, two generous reception rooms, a modern kitchen/breakfast room, and a bright conservatory providing additional living space.

Upstairs, the property boasts four double bedrooms, including a spacious principal bedroom with a stylish refitted en-suite, alongside a well-appointed family bathroom.

Externally, the home benefits from a double garage, driveway parking, and a private enclosed rear garden, perfect for outdoor entertaining and family use.

Situated within easy reach of highly regarded local schools, amenities, and the popular Fairford Leys Village Square, this home combines peaceful surroundings with excellent convenience.

Viewing is highly recommended.

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

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

Cloakroom

Living Room

Dining Room

Kitchen / Breakfast Room

Conservatory

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

Front Garden

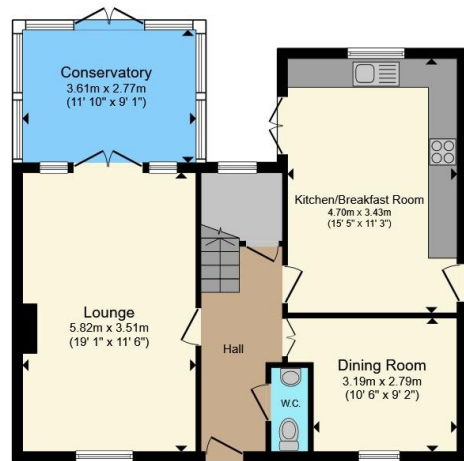
Double Garage

Rear Garden

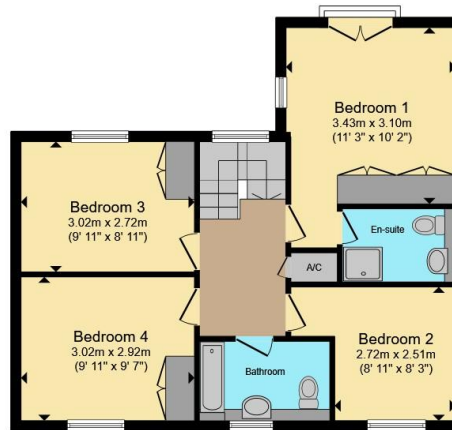




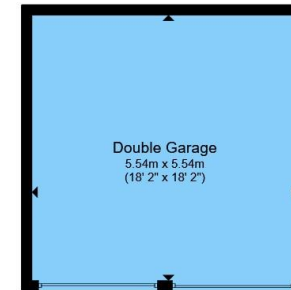




Ground Floor



First Floor



Garage

Total floor area 163.4 m² (1,759 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



To view this property please contact Connells on

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6 Hampden Square
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EPC Rating: Awaited
 Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/LEY304856



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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