



GREAT MEADOW WAY, FAIRFORD LEYS, AYLESBURY

OFFERS OVER £325,000

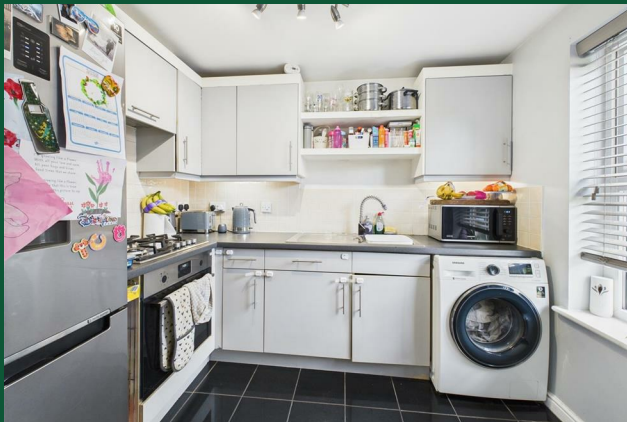
FREEHOLD

A two bedroom semi-detached house located in the popular Fairford Leys development. Ideally situated close to local schools and amenities, the property features a living room, kitchen and downstairs cloakroom. Upstairs offers two bedrooms and a family bathroom. Externally, the home benefits from a private garden, garage and off road parking. Ideal for first-time buyers, small families or investors.



GREAT MEADOW WAY

- POPULAR FAIRFORD LEYS DEVELOPMENT
- TWO BEDROOM SEMI-DETACHED HOUSE
- GARAGE AND DRIVEWAY TO THE SIDE
- CONTEMPORARY FAMILY BATHROOM
- CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES
- PRIVATE ENCLOSED GARDEN
- BUILT-IN WARDROBES TO MAIN BEDROOM



LOCATION

Fairford Leys is a popular modern development situated in the south-west of Aylesbury. The estate has its own village square offering a range of shops, restaurants, nursery, church, community centre and health club. The development is served by a frequent bus service providing a quick link to Aylesbury town centre and railway station. There is a local school, St Marys, providing education up to secondary level. Aylesbury town itself offers a comprehensive range of shopping and schooling facilities together with a mainline railway link to London (Marylebone) in approximately one hour.

ACCOMMODATION

Upon entering the property, you are welcomed into an entrance hall which benefits from a useful storage cupboard and a downstairs cloakroom. The kitchen is fitted with an inset gas hob, oven, and has space and plumbing for additional appliances.

To the rear of the property, the living room features stairs rising to the first floor and a door opening out to the rear garden, allowing for plenty of natural light.

Upstairs, the property comprises two bedrooms. The main bedroom includes built-in wardrobes, offering ample storage space, while the second bedroom is ideal as a guest room, nursery or home office. A contemporary family bathroom completes the first

floor, fitted with a modern suite.

Outside, the rear garden is a lovely space to relax and entertain, featuring a decked area, lawn and built-in planters. Gated side access leads to the front of the property. There is a driveway and a garage providing off-road parking and additional storage.

GREAT MEADOW WAY





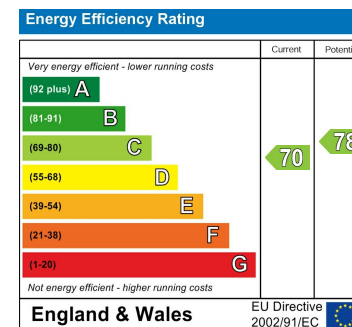
<p>Approximate total area⁽ⁿ⁾</p> <p>710 ft²</p> <p>66 m²</p>	<p>Reduced headroom</p> <p>14 ft²</p> <p>1.3 m²</p>
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(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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