



## FAIRFORD LEYS WAY, FAIRFORD LEYS, AYLESBURY

£475,000

FREEHOLD

A WELL PRESENTED & UPGRADED FOUR BEDROOM DETACHED which is a credit to the present owner. Benefits include refitted kitchen, refitted en-suite, refitted cloakroom, refitted utility & replacement double glazing. To fully appreciate this property an internal viewing is highly recommended.



# FAIRFORD LEYS WAY

- DETACHED • FOUR BEDROOMS • EN-SUITE • LOUNGE • REFITTED CLOAKROOM • REFITTED KITCHEN/DINING ROOM • REFITTED UTILITY • REPLACEMENT DOUBLE GLAZING (2021) • REAR GARDEN • GARAGE & DRIVEWAY



## 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

### Entrance hall

Stairs rising to first floor, Smoke alarm, Coved, Radiator, Phone point. Karndean Flooring. Double glazed window to front aspect.

### Lounge

Coved, TV Point, Radiator, Karndean Flooring, 2 x Double Glazed windows to side, Double Glazed window to front.

### Cloakroom

Low Level WC, Vanity Unit, Heated towel rail, Karndean Flooring ,

### Kitchen/Dining Room

Recently fitted in 2022, comprising of single drainer sink unit, rolled edge work surface with cupboards &

drawers under. Induction hob, built-in double oven, integrated dishwasher. Further range of wall mounted cupboards providing storage. Breakfast bar. Downlights, 2 x radiators. Understairs storage cupboard. Kardean flooring. Bi-fold double glazed doors to rear garden, arch to:-

### Utility Room

Rolled edge work top, Storage cupboards, Worcester wall mounted boiler, Access to loft space, Radiator, Karndean flooring, Double glazed door to rear garden.

### Landing

Access to loft space, Double glazed window to side aspect, doors to:-

### Bedroom 1

Radiator, Built-in double wardrobe, Double glazed window to side aspect.

### En-Suite

Double sized shower, Part tiled walls, Shaver point, Down lights, Extractor, Heated towel rail, Low level WC, Vanity unit, Frosted double glazed window to front aspect.

### Bedroom 2

Radiator, Built-in single wardrobe, Double glazed window to front aspect.

### Bedroom 3

Radiator, Built-in single wardrobe, Double glazed window to side aspect.

#### **Bedroom 4**

TV Point, Radiator, Double glazed window to front aspect.

#### **Bathroom**

Panelled bath with shower over, Shower screen, Part tiled walls, Shaver point, Heated towel rail, Wash hand basin, Low level WC, Frosted double glazed door to rear garden.

#### **Front**

Storm Porch, Shingle area, Outside light, Outside tap.

#### **Rear Garden**

Enclosed by panelled fence, Decked area, Paved patio area, Part laid to lawn, Shrub borders, Storage shed, Gated front access.

#### **Garage & Driveway**

Up and over door, Power & Light, Eves Storage, Courtesy door.

## **FAIRFORD LEYS WAY**





Approximate total area<sup>(1)</sup>  
1049.06 ft<sup>2</sup>  
97.46 m<sup>2</sup>



(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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