

# 3 Bedroom TERRACED

## Fairford Leys

10 Woodmans Croft  
Aylesbury, Bucks, HP19 9FU



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# LOCATION

Fairford Leys is one of Aylesbury's most established and desirable residential developments, offering a strong sense of community and excellent everyday convenience. The village centre provides a range of amenities including a supermarket, restaurants, cafés, health club, pharmacy and hair and beauty salons, all within easy walking distance. Well regarded local schools and green open spaces make the area particularly appealing to families,

- ENTRANCE HALL
- THREE BEDROOMS
- SPACIOUS LIVING ROOM
- DOWNSTAIRS WC
- KITCHEN & DINER
- LANDSCAPED GARDEN
- GARAGE TO REAR
- POPULAR FAIRFORD LEYS LOCATION

while regular bus services link Fairford Leys to Aylesbury town centre and the London-bound mainline train station, offering direct services to London Marylebone in under an hour.







*We Sold It are delighted to present this well-proportioned three-bedroom terraced family home, ideally located on the ever-popular Fairford Leys development. The accommodation begins with an entrance hall and convenient downstairs cloakroom, leading through to a comfortable lounge and a spacious kitchen/diner, perfect for everyday family life and entertaining. Upstairs, the property offers three well-balanced bedrooms served by a family bathroom. Outside, the landscaped rear garden provides a pleasant, low-maintenance outdoor space, while a garage located to the rear adds valuable parking and storage. Positioned within easy reach of Fairford Leys village centre and its wealth of local amenities, this home is well suited to families, first-time buyers, and commuters alike.*







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## VIEWINGS

Strictly by appointment with  
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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