



BRIMMERS WAY, FAIRFORD LEYS, AYLESBURY

OFFERS IN EXCESS OF £550,000
FREEHOLD

Four bedroom detached home in the popular Fairford Leys development, offering generous and versatile living space ideal for families. The property features a welcoming living room, a well-appointed kitchen with adjoining utility room, a cloakroom, and an additional office or playroom. Upstairs comprises four bedrooms, including a main bedroom with en suite, along with a modern family bathroom. Outside, there is a beautifully landscaped garden, as well as a garage and driveway.



BRIMMERS WAY

- FAIRFORD LEYS DEVELOPMENT • FOUR BEDROOM
- DETACHED HOUSE • LANDSCAPED REAR
- GARDEN • VERSATILE OFFICE / PLAY
- ROOM • GARAGE AND DRIVEWAY • STYLISH
- KITCHEN WITH INTEGRATED APPLIANCES • UTILITY &
- DOWNSTAIRS CLOAKROOM • CLOSE TO LOCAL
- AMENITIES & SCHOOLS • MASTER BEDROOM
- SUITE • IDEAL SPACIOUS FAMILY HOME



LOCATION

Fairford Leys is a popular 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

The property is entered via a welcoming entrance hall, complete with stairs rising to the first floor, a useful storage cupboard and a convenient cloakroom. The bright and airy dual-aspect living room provides an excellent space, with doors opening directly onto the rear garden, allowing for plenty of natural light and a seamless connection to outdoor living.

The stylish kitchen is fitted with a range of modern units and features an inset electric hob and oven, integrated microwave, fridge and dishwasher. There is ample space for a dining table and chairs, making it perfect for both everyday family meals and entertaining, and also benefits from underfloor heating. A separate utility room offers additional

practicality, with space for a washing machine and tumble dryer, as well as a side door providing external access. Completing the ground floor is a versatile office or playroom, ideal for those working from home or with young children.

Upstairs, the first-floor landing includes access to the loft and an airing cupboard. There are four bedrooms, including a master bedroom benefiting from built-in wardrobes and a private en suite shower room with a walk-in shower and underfloor heating. The remaining bedrooms are served by a modern family bathroom, also benefitting from underfloor heating.

Externally, the landscaped rear garden has been thoughtfully designed to offer multiple patio areas for outdoor seating, alongside a lawn and attractive built-in planters with small trees. There is also gated side access and a courtesy door leading into the garage. The garage itself is equipped with light and power, while the driveway to the front provides off-road parking for two vehicles, along with an EV charger.

This superb home combines style, space, and practicality in a popular residential setting, making it a fantastic opportunity for families seeking a high-quality property in a desirable location.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1531.00 sq ft

Tenure – Freehold



