





GREAT MEADOW WAY, FAIRFORD LEYS, AYLESBURY

PRICE £325,000

FREEHOLD

The property benefits from a modern kitchen, comfortable living room, and a versatile conservatory, along with a convenient downstairs WC. Upstairs offers two double bedrooms and a bathroom. Outside, there is a low-maintenance rear garden, together with a garage and additional off-road parking space to the rear. An ideal first-time purchase, investment opportunity or home for those looking to downsize, situated within the popular Fairford Leys development.

GEORGE DAVID

GREAT MEADOW WAY

• FAIRFORD LEYS DEVELOPMENT • TWO DOUBLE BEDROOMS • DOWNSTAIRS WC • MODERN FITTED KITCHEN • VERSATILE CONSERVATORY • LOW-MAINTENANCE GARDEN • GARAGE AND PARKING TO THE REAR • WELL PRESENTED THROUGHOUT





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

The property is entered via an entrance hall which benefits from a useful storage cupboard and provides access to the downstairs WC. The modern kitchen is positioned to the front of the property and is fitted with a range of units and work surfaces, incorporating an inset electric hob, integrated double oven, integrated dishwasher and under-counter fridge.

The living room provides a comfortable and welcoming space, with stairs rising to the first floor and a door leading through to the versatile conservatory. Offering additional reception space, the conservatory enjoys views over the rear garden and benefits from a further door providing direct access outside.

To the first floor, the landing offers loft access and leads to two double bedrooms. Bedroom one benefits from a built-in wardrobe, whilst bedroom two also offers useful wardrobe space. Completing the first floor is the family bathroom, fitted with a walk-in shower, WC, wash basin with storage beneath and a heated towel rail.

Externally, the property enjoys an enclosed and low-maintenance garden, comprising a patio area, artificial lawn and a decked seating area to the rear. Gated rear access provides additional convenience.

Further benefits include a garage with an up-and-over door and an off road parking space positioned directly in front of the garage, both located to the rear of the property.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

GREAT MEADOW WAY











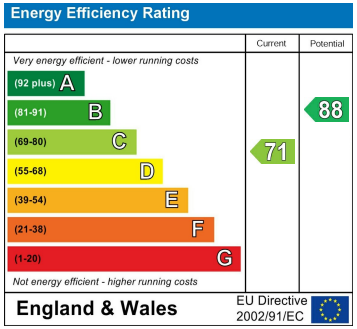

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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