



Connells  
FOR SALE

# Longdown Mews Aylesbury HP19 7GW

for sale offers in excess of  
**£375,000**



## Property Description

Situated within the highly sought-after Fairford Leys development, this attractive end-terraced family home is ideally positioned offering a well-balanced accommodation, ideal for modern family living.

On entering the property, you are welcomed by a bright and inviting entrance hall with a convenient ground floor cloakroom. The accommodation flows into a versatile reception room, providing flexible space for both relaxing and entertaining. To the rear, a modern fitted kitchen/diner offers an excellent range of units and worktop space, creating a practical and sociable hub of the home with direct access to the garden as well as access to the second reception room.

The upper floors host three well-proportioned bedrooms, including a generous principal bedroom benefitting from a private en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, all thoughtfully laid out to maximise space and comfort. The property also enjoys ample storage throughout, catering perfectly to the demands of family life.

Externally, the home features an easily maintainable rear garden, ideal for outdoor dining, children's play or low-maintenance enjoyment year-round.

This appealing home represents an ideal purchase for families or professional buyers, combining modern living with excellent local amenities and easy access to Oxford, London and Thame.

An early viewing is highly recommended to fully appreciate all that this property has to offer.

For more information or to

**Entrance Hall**

**Cloakroom**

**Lounge**

**Dining Room**

**Kitchen / Diner**

**First Floor Landing**

**Bedroom One**

**En-Suite**

**Bedroom Two**

**Bedroom Three**

**Bathroom**

**Outside**

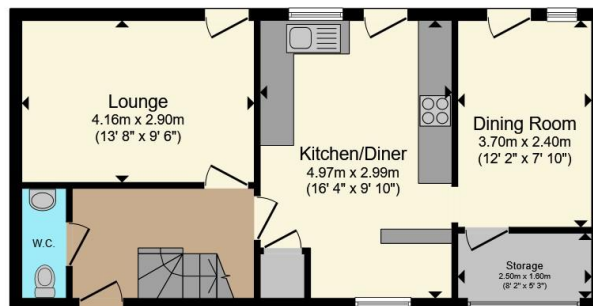
**Storage**

**Rear Garden**

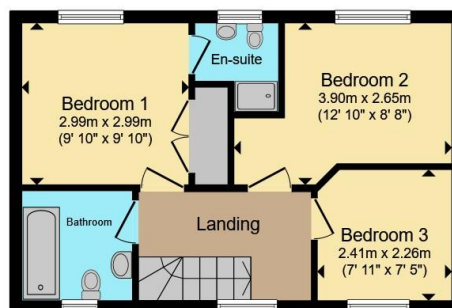








**Ground Floor**



**First Floor**

Total floor area 88.8 m<sup>2</sup> (956 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304736](http://connells.co.uk/Property/LEY304736)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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