



HORTON CLOSE, FAIRFORD LEYS, AYLESBURY

PRICE £400,000

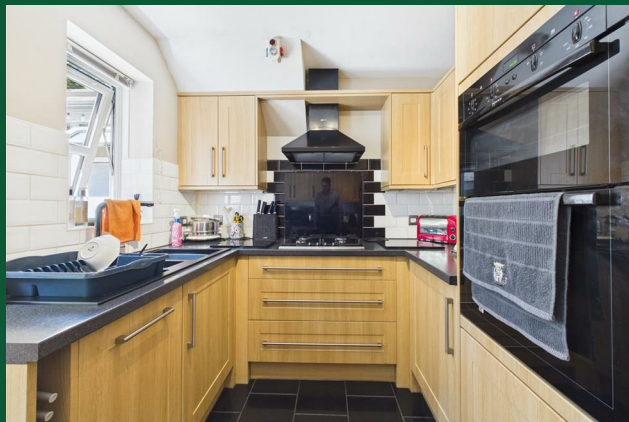
FREEHOLD

A three bedroom semi-detached home situated in the popular Fairford Leys development, conveniently located close to local amenities, schools and good road links. The accommodation comprises a living room, dining room, kitchen and cloakroom to the ground floor. Upstairs offers three bedrooms and a family bathroom. Externally, the property benefits from a low-maintenance rear garden, garage with utility area, and driveway parking.



HORTON CLOSE

- POPULAR FAIRFORD LEYS DEVELOPMENT
- THREE BEDROOM SEMI-DETACHED HOUSE
- GARAGE AND DRIVEWAY
- LOW MAINTENANCE GARDEN
- DOWNSTAIRS CLOAKROOM
- SPACIOUS SUN ROOM
- PART CONVERTED GARAGE WITH UTILITY
- EASY ACCESS TO LOCAL AMENITIES



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 ground floor comprises an entrance hall with cloakroom, leading into a bright and comfortable living room featuring stairs rising to the first floor. The dining area opens into the kitchen, which is fitted with a range of units and includes an inset gas hob with splashback and cooker hood, integrated oven and grill, and integrated dishwasher. A door provides direct access to the rear garden. The property further benefits from a spacious sunroom, offering additional reception space and enjoying access to the garden via patio doors.

To the first floor, the landing provides loft access and leads to three bedrooms together with a fully tiled family bathroom comprising a shower cubicle, wash

hand basin with vanity storage, WC and heated towel rail.

Externally, the rear garden has been designed for low maintenance and is fully paved with a built-in planter and garden shed. A door leads to the utility area, which forms part of the garage conversion and provides space for a washing machine and tumble dryer, whilst retaining useful storage space to the front of the garage. The property also benefits from driveway parking.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

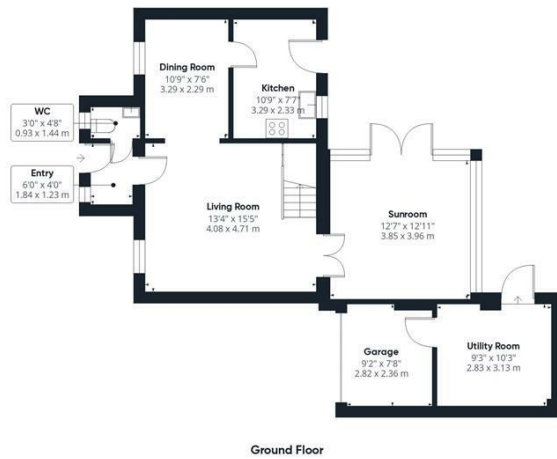
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 968.76 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1093 ft²
101.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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