SAUNDERS PLACE, FAIRFORD LEYS, AYLESBURY

OFFERS IN EXCESS OF £400,000

FREEHOLD

Situated in the popular Fairford Leys development, this well presented three-bedroom detached home is offered in great condition throughout. The property features a kitchen, spacious living room, and a downstairs WC. Upstairs, there are three well proportioned bedrooms, en-suite shower room and a family bathroom. Outside, the home benefits from a private enclosed rear garden and a car port, making it an ideal choice for families and professionals alike.

GEORGE DAVID

SAUNDERS PLACE

• THREE BEDROOM DETACHED FAMILY HOME • FAIRFORD LEYS DEVELOPMENT • WELL PRESENTED THROUGHOUT • TRIPLE ASPECT LIVING ROOM • CAR PORT FOR TWO CARS • EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC • ENCLOSED REAR GARDEN • CLOSE TO AMENITIES, SCHOOLS & PARKS

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 accommodation begins with an entrance hall, which provides access to the downstairs WC, kitchen and living room. The kitchen offers a range of fitted units with ample worktop space and has designated space for a fridge, washing machine, dishwasher and cooker. A door provides convenient access to the rear garden.

The triple-aspect living room is flooded with natural light and features bespoke fitted shutter blinds, a useful understairs storage cupboard, stairs rising to the first floor, and double doors opening directly onto the rear garden.

The first floor landing benefits from two useful storage cupboards and leads to three well proportioned bedrooms. The main bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the enclosed rear garden has been thoughtfully designed to provide a variety of outdoor spaces, featuring multiple patio seating areas, a lawn, built-in planters, large shed and gated side access.

To the rear of the property is a car port providing off-road parking for two cars.

Located within the ever-popular Fairford Leys development, the property enjoys easy access to local shops, schools, parks, and a range of everyday amenities, making it an excellent choice for families, first-time buyers, and those looking to enjoy a vibrant community setting.

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.

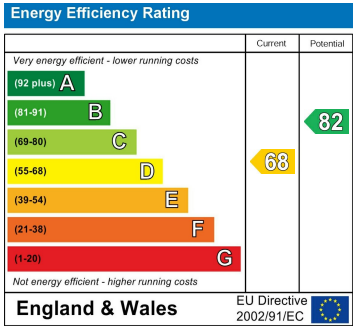
Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to 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.

SAUNDERS PLACE

SAUNDERS PLACE

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire
Council Tax – Band D
Viewings – By Appointment Only
Floor Area – 807.00 sq ft
Tenure – Freehold



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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk