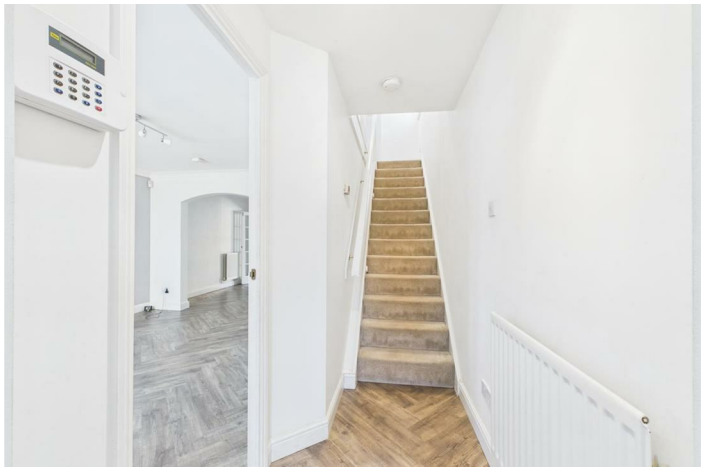


SANDHILL WAY, FAIRFORD LEYS, AYLESBURY

PRICE £425,000

FREEHOLD

Situated in the popular Fairford Leys development, this three bedroom link detached house offers well-proportioned accommodation, ideal for families and those looking for a versatile home. The ground floor features a downstairs WC, a wrap-around open plan living space incorporating a comfortable living room, dedicated office area or play area, dining area and kitchen. Upstairs, the property offers three bedrooms and a bathroom. Outside, the property benefits from a garden, garage and driveway. An appealing family home in a popular residential development, offering flexible living accommodation and convenient amenities nearby.

GEORGE DAVID

SANDHILL WAY

• THREE BEDROOM FAMILY HOME • FAIRFORD LEYS • WRAP-AROUND OPEN PLAN LIVING SPACE • GARAGE AND DRIVEWAY • ENCLOSED REAR GARDEN • DOWNSTAIRS WC

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 approached via a front door leading into the entrance hall, providing access to the ground floor accommodation and stairs rising to the first floor. There is also a useful downstairs cloakroom.

A particular feature of the property is the wrap-around open plan living space, offering a flexible and sociable area for modern living. The layout incorporates a comfortable living room, a dedicated office area or play area, and a dining space, providing versatility for both family life and entertaining. The dining area benefits from sliding doors opening onto the rear garden.

The kitchen is positioned to provide a practical and functional working space, with room for a cooker, washing machine, tumble dryer and dishwasher.

The property offers three bedrooms, providing comfortable accommodation for a family, guests or those requiring additional space for home working.

The family bathroom serves the three bedrooms and provides the essential facilities for everyday family living.

The property benefits from a private garden featuring a patio area, lawn and a selection of small trees, creating a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months. A courtesy door provides direct access to the garage.

The garage benefits from light and power, while a driveway provides off-road parking to the front of the property.

NOTE

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable

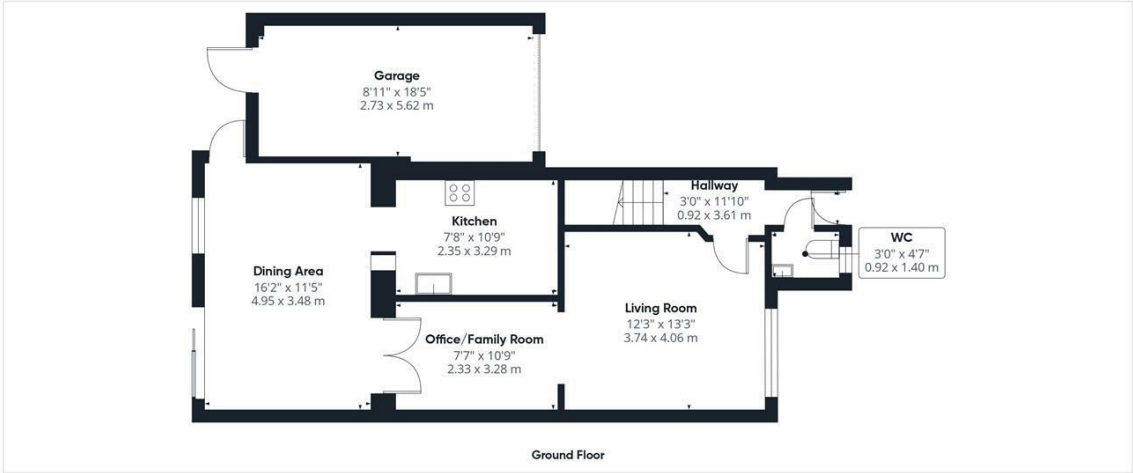
fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These antimoney laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Additional charges (if applicable): £25 + VAT per giftor

SANDHILL WAY

SANDHILL WAY

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire
Council Tax – Band E
Viewings – By Appointment Only
Floor Area – 1109.00 sq ft
Tenure – Freehold



Ground Floor

Floor 1

Approximate total area(1)

1109 ft²

103.1 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.

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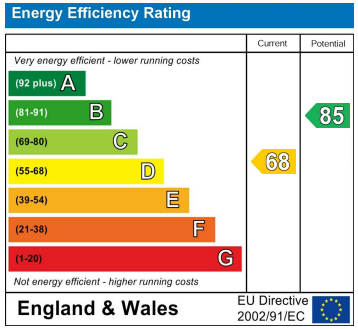

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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