

3 Bedroom SEMI DETACHED Fairford Leys

18 Swallow Lane,
Aylesbury, Buckinghamshire, HP19 7HW



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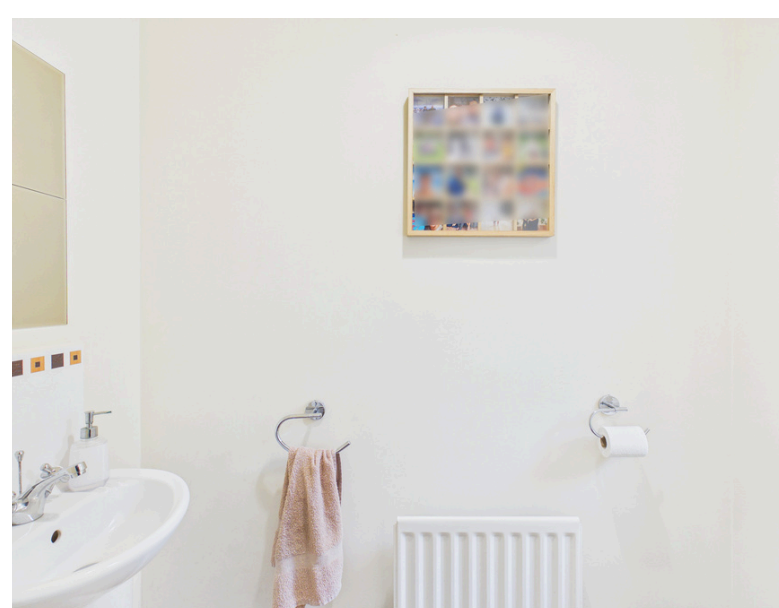


LOCATION

Fairford Leys is one of Aylesbury's most established and desirable residential developments, offering a strong sense of community alongside excellent everyday convenience. The village centre provides a wide range of amenities including a supermarket, restaurants, cafés, health club, pharmacy, and hair and beauty salons, all within easy walking distance. Well-regarded local schools and green open spaces make the area particularly appealing to families,

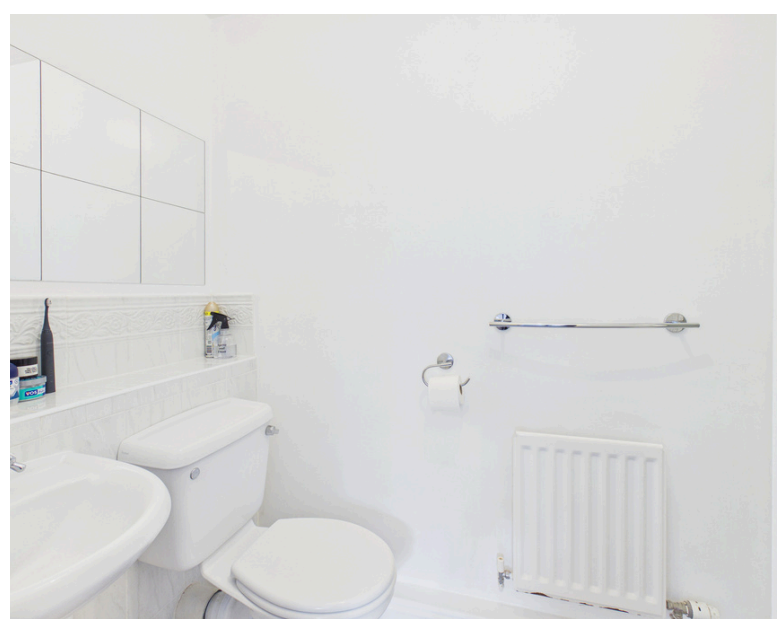
**FAIRFORD LEYS DEVELOPMENT
SEMI DETACHED FAMILY HOME
THREE BEDROOMS
ENSUITE TO MASTER
GUEST CLOAKROOM
GARAGE IN BLOCK
WALK TO VILLAGE CENTRE
SCHOOL & PLAY PARKS NEARBY
PLANS APPROVED
FOR LOFT CONVERSION**

while regular bus services connect Fairford Leys to Aylesbury town centre and the London-bound mainline station, with direct services to London Marylebone in under an hour.



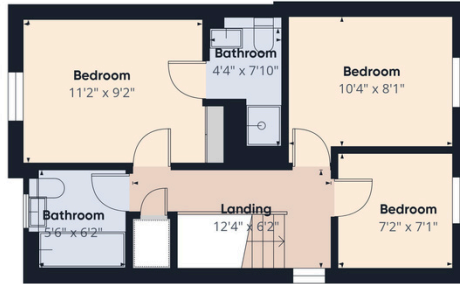
We Sold It are pleased to offer to the market this modern and well-presented three-bedroom semi-detached family home, situated within the popular Fairford Leys development.

The accommodation is well suited to modern family life and comprises a welcoming entrance hall, guest cloakroom and a fitted kitchen positioned to the front of the property. To the rear, the lounge/diner stretches across the width of the home, creating a bright and sociable living space with direct access to the garden. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. Outside, the rear garden is enclosed and designed for practical enjoyment, while a garage positioned to the rear provides useful storage or parking. Presented in excellent decorative order throughout, this is a home ready to move straight into and ideally suited to family buyers, first-time movers or those seeking a well-connected residential setting.





Floor 0



Floor 1

Approximate total area
757 ft²

(1) Excluding balconies and terraces

Calculations reference the BCS 11
11C Standard. Measurements are
approximate and not to scale. If
floor plan is intended for illustrative
only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

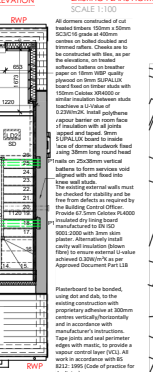
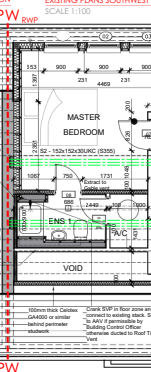
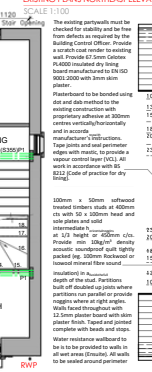
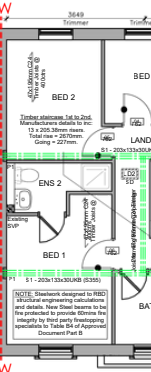
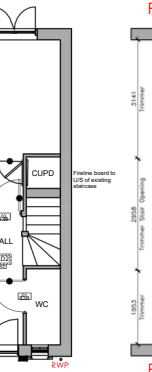
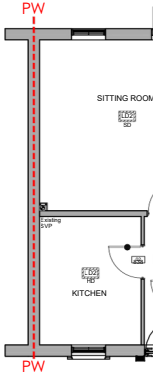
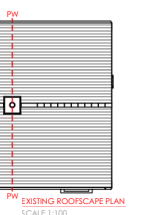
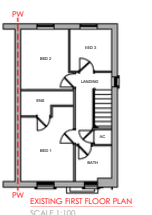
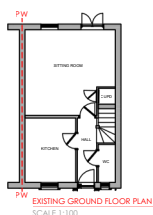
The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



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INTERMITTENT EXTRACT VENTILATION:
Kitchen = 30LS Adjacent Nat. Lobby = 30LS Bathroom = 15LS;
End-use = 150LS; CW = 6LS

PURGE VENTILATION:
All windows to habitable rooms to open more than 20 days, each habitable room to be provided with an operable window(s) with an opening area equal to 1/20th of the room's floor area.

STAIRCASE - 1st/2nd
13 equal Risers - 205.38, Going - 227mm, Pitch 42°, Width over string - 800mm

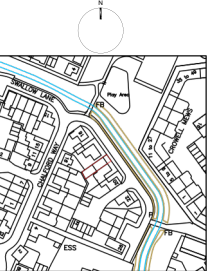
STEEL SCHEDULE REFERENCE/DESCRIPTION	LENGTH (mm)	SPECF	HEIGHT (mm)
S1 203x153x30 LKB (S355)	4970	S252	5045
S2 150x152x30 LKB (S355)	4970	7761	7855

Height to top of steel taken from top of DPC level. Dimensions should be checked on site for accuracy prior to ordering any materials.

FIRE DOOR LEGEND
Existing internal doors to be replaced with F1000, half four fire door with intumescent strip.

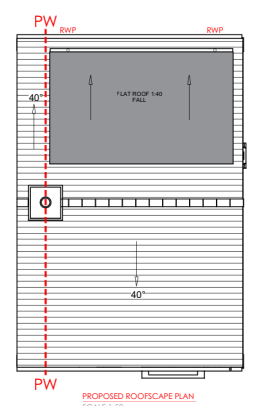
PANSTONE SCHEDULE
REFERENCE/DESCRIPTION
Type
Depth
15
100

Notes:
1. These Plans, Drawings & Information are prepared for the purposes of the project described herein. They are not to be used for any other purpose without the written consent of the Architect. The Architect shall not be responsible for any errors or omissions in these Plans, Drawings & Information. The Client shall be responsible for ensuring that the information provided to the Architect is accurate and complete. The Architect shall not be responsible for any delays or costs incurred by the Client as a result of any changes to the project after the start of the project. The Architect shall not be responsible for any claims or damages arising from the use of these Plans, Drawings & Information. The Architect shall not be responsible for any claims or damages arising from the use of these Plans, Drawings & Information.



NO.	REVISION/DESCRIPTION	DATE
1	Issued for planning & design	04/11/2023
2	Final plan for construction	04/11/2023
3	Final plan for construction	04/11/2023
4	Final plan for construction	04/11/2023

DRAFT WORKING DRAWINGS



PROPOSED PLANS NORTHEAST ELEVATION SCALE 1:50

PROPOSED PLANS SOUTHWEST ELEVATION SCALE 1:50

PROPOSED PLANS NORTHWEST ELEVATION SCALE 1:50

PROPOSED ROOFCARE PLAN SCALE 1:50

MCK ARCHITECTURAL DESIGN

CIAT
CHARTERED PRACTICE

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Aylesbury
Buckinghamshire
HP20 1AR
Email: mckarchitecturaldesign@gmail.com

Client: Mr & Mrs Vythellingum
18 Swallow Lane,
Fairford Leys,
Fairford Leys,
HP19 7HW

Title: Loft Conversion - Existing & Proposed Plans and Elevations

Scale: 1:500
Drawn: 15.03.22 DM
Checked: 15.03.22 DM
Approved: A-C-001