



**Connells**

Sandhill Way  
Aylesbury



## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are pleased to bring this rarely available detached family home to the market that is situated within the ever-popular Fairford Leys development. The property is in great decorative order throughout and briefly comprises: - an entrance hall with tiled with under floor heating, two reception rooms, a modern fitted kitchen, four double bedrooms and a family bathroom suite. Benefits include a guest cloakroom, an additional conservatory room, an en-suite to the master bedroom, a landscaped 'L' shaped garden, privacy gates to the driveway that provides off road parking for many vehicles and leads to the double garage which has power and lighting.

An ideal family home, the property is conveniently located with access to several transport links including a frequent bus service providing a quick link to Aylesbury town centre and railway station. There are several nurseries, primary schools and secondary schools within catchments including St Marys. The village square offers a range of shops, restaurants, church, community centre and health club with 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.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance

Storm porch over front door to

## Entrance Hall

Window to side aspect, ceramic tiled floor with under floor heating, doors to all rooms, stairs rising to the first floor, under-stair storage.

## Cloakroom

Window to side aspect, low level wc, pedestal wash hand basin, tiled splash back area, radiator.

## Living Room

19' 5" MAX x 10' 9" MAX ( 5.92m MAX x 3.28m MAX )

Window to the side, dual windows to the front, television point, telephone point, radiator, bespoke sandstone fireplace with inset electric fire, radiator.

## Kitchen

12' 8" MAX x 9' 8" MAX ( 3.86m MAX x 2.95m MAX )

Fitted kitchen comprised of range of storage units at base and eye level, rolled edge work surface areas, single drainer sink unit with mixer tap, tiled splash back areas, integrated oven and gas hob with extractor hood over, integrated dishwasher and fridge/freezer, window to the side, door to rear garden, tiled floor with under floor heating,

## Dining Room

12' 9" x 9' 6" ( 3.89m x 2.90m )

Sliding door to conservatory, radiator.

## Conservatory

9' 10" x 8' 11" ( 3.00m x 2.72m )

French style patio door to the rear, ceramic tiled floor.

## First Floor Landing

Loft access, airing cupboard.

## Bedroom One

12' 3" MAX x 9' 10" MAX ( 3.73m MAX x 3.00m MAX )

Window to the rear and side, radiator, built in wardrobe, telephone point, door to en-suite.

## En-Suite

Window to side aspect, walk in shower cubicle, wash hand basin set in vanity unit, low level wc, radiator.

## Bedroom Two

10' 7" MAX x 10' 1" MAX ( 3.23m MAX x 3.07m MAX )

Window to the front aspect, built in wardrobe, radiator.

## Bedroom Three

10' 7" MAX x 9' 2" MAX ( 3.23m MAX x 2.79m MAX )

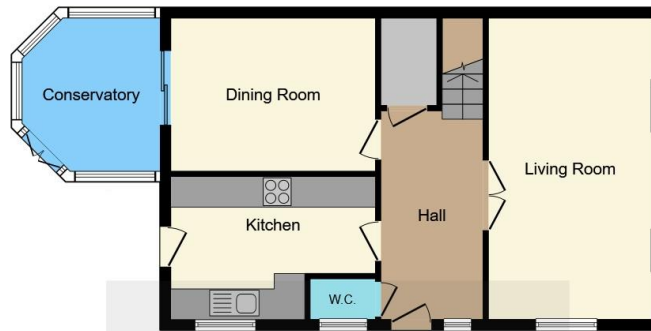
Windows to the front and side, radiator.

## Bedroom Four

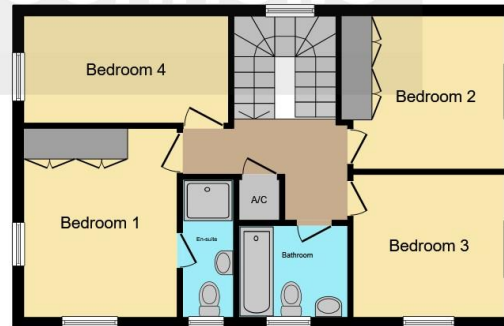








**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304778](http://connells.co.uk/Property/LEY304778)**



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