



## MILFORD PLACE, FAIRFORD LEYS, AYLESBURY

**PRICE £350,000**

**FREEHOLD**

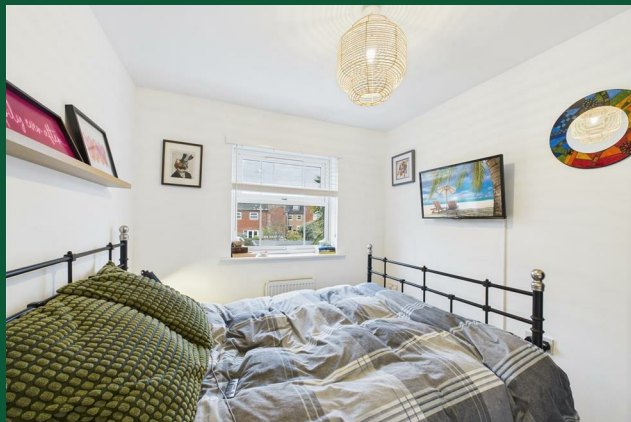
A three bedroom end of terrace house located in the popular Fairford Leys development. The property features a fitted kitchen, a convenient downstairs WC and a bright living room. Upstairs there are three bedrooms and a family bathroom. Outside benefits from an enclosed rear garden, and residents enjoy the added convenience of nearby off-road parking and a garage. Ideal for families or first-time buyers looking for a comfortable home in a popular neighbourhood.





## MILFORD PLACE

• FAIRFORD LEYS DEVELOPMENT • THREE BEDROOM END OF TERRACE HOUSE • GARAGE AND OFF ROAD PARKING • ENCLOSED REAR GARDEN • DOWNSTAIRS WC • BUILT IN WARDROBES TO MAIN BEDROOM • FAMILY BATHROOM SUITE • CLOSE TO SCHOOLS AND AMENITIES



### 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 property is entered via an entrance hall which provides access to a convenient downstairs WC. The fitted kitchen is positioned to the front of the property and offers ample worktop and cupboard space, with room for a fridge, washing machine and dishwasher, as well as space for a small breakfast table.

To the rear, the living room is bright and spacious, featuring a useful storage cupboard and double doors opening directly onto the rear garden.

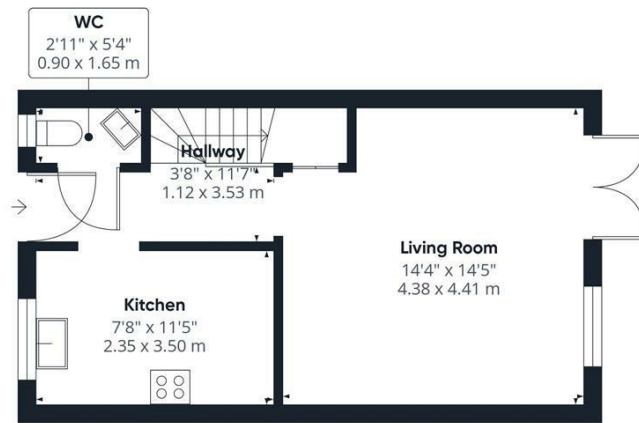
Upstairs, the property offers three bedrooms, with the main bedroom benefiting from built-in wardrobes. The remaining bedrooms are well-proportioned and suitable for family living, home office use or guest

accommodation. The family bathroom is fitted with a modern suite comprising a shower cubicle, bathtub, wash hand basin and WC.

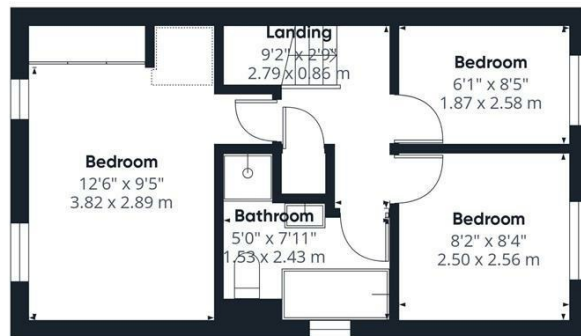
Externally, the enclosed rear garden features a patio area, laid lawn, garden shed and gated rear access, providing a private and practical outdoor space. The property further benefits from a garage with an up-and-over door, along with an off-road parking space located nearby.

## MILFORD PLACE





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
709 ft<sup>2</sup>  
65.9 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

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

