





WOODFORD CLOSE, FAIRFORD LEYS, AYLESBURY

OFFERS OVER £550,000

FREEHOLD

A fantastic opportunity to purchase this spacious four bedroom detached family home, ideally situated in the popular Fairford Leys development. Offering well-proportioned accommodation throughout, this wonderful property is perfect for modern family living. The ground floor features a living room, a large conservatory and a well-appointed kitchen/diner. Further benefits include a downstairs office, utility room and convenient WC. Upstairs, the property boasts four bedrooms, en suite and a family bathroom. Outside, the home benefits from a garden, garage and driveway provide excellent parking and storage facilities. An ideal family home offering versatile living accommodation in a popular location.

GEORGE DAVID

WOODFORD CLOSE

• FOUR BEDROOM DETACHED FAMILY HOME • DOWNSTAIRS OFFICE • MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES • LANDSCAPED REAR GARDEN • CONSERVATORY WITH SKYLIGHT AND BI-FOLDING DOORS • GARAGE AND DRIVEWAY • EN SUITE TO MAIN BEDROOM • NO UPPER CHAIN





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

Upon entering the property, the welcoming entrance hall provides access to all ground floor rooms and features stairs rising to the first floor, along with a storage cupboard and door leading to the downstairs WC.

The kitchen/diner is a fantastic family space, offering ample room for a large dining set and providing an ideal area for everyday meals and entertaining. The kitchen is fitted with granite worktops, an inset Neff hob and oven, extractor over, alongside an integrated Siemens dishwasher, microwave and wine cooler. There is also space for bar stools, creating a sociable breakfast bar area.

A separate utility room offers excellent practicality, with an integrated fridge freezer and space for a washing machine and tumble dryer.

Located to the front of the property, the downstairs office provides a dedicated workspace, ideal for those working from home or requiring a quiet study area.

The living room is a comfortable and inviting space, opening through to a large conservatory. Featuring a skylight, the conservatory provides a bright and versatile additional reception area, with bi-folding doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

The first floor offers four well proportioned bedrooms, making this an ideal home for a growing family. The landing provides access to the loft (part boarded with lighting and pull down ladder), two airing cupboards and all bedrooms, along with the family bathroom.

Bedroom one benefits from a built-in wardrobe and a private en suite.

Bedroom two also features a built-in wardrobe, offering useful storage space.

Bedrooms three and four provide further versatile accommodation, ideal for children, guests or

additional home working requirements.

The family bathroom is fully tiled and fitted with a walk-in shower, wash basin with storage, heated towel rail and WC, providing a practical and stylish family bathroom.

The enclosed rear garden has been thoughtfully landscaped to provide a fantastic outdoor space for family enjoyment and entertaining. The garden features a large patio area, lawn and established trees, creating a pleasant and private setting. A further patio area to the rear offers additional seating. Gated access provides a convenient route from the rear garden to the front of the property.

The property further benefits from a garage and driveway, providing excellent parking and storage facilities.

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.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1485.43 sq ft

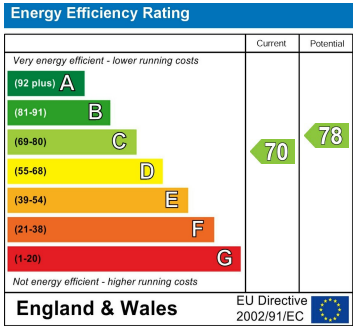
Tenure – Freehold











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

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