WEDGEWOOD STREET, FAIRFORD LEYS, AYLESBURY

OFFERS IN EXCESS OF £375,000

FREEHOLD

A three bedroom semi-detached home situated in the popular Fairford Leys development, within walking distance of local amenities. The property is arranged over three floors and offers flexible living accommodation. The ground floor comprises a bedroom, utility, WC and a versatile family room. On the first floor there is a living room and a modern kitchen. The second floor features two further bedrooms, including a main bedroom with en-suite, along with a family bathroom. Externally, the property benefits from a garden, garage and driveway parking to the rear.

GEORGE DAVID

WEDGEWOOD STREET

• POPULAR FAIRFORD LEYS DEVELOPMENT • THREE BEDROOM SEMI-DETACHED HOUSE • SET OVER THREE FLOORS • REAR GARDEN, GARAGE & DRIVEWAY • UTILITY & DOWNSTAIRS WC • EN SUITE TO MAIN BEDROOM • WELL PRESENTED THROUGHOUT • WALKING DISTANCE TO AMENITIES • FIRST FLOOR KITCHEN & LIVING ROOM • VERSATILE FAMILY ROOM

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 with stairs rising to the first floor. On the ground floor there is a bedroom, along with a versatile family room providing additional living space. A useful utility room offers space for a washing machine and has a door leading out to the rear garden, while a convenient WC completes the ground floor accommodation.

The first floor landing provides access to an airing cupboard and stairs rising to the second floor. The dual-aspect living room is bright and spacious, providing an excellent area for relaxing or entertaining. The modern kitchen is fitted with a range of units and features an inset gas hob with oven and extractor over, integrated fridge and dishwasher, and space for a dining table and chairs.

On the top floor there is access to the loft and two further bedrooms. The main bedroom benefits from its own en-suite shower room, while the second bedroom is served by a family bathroom fitted with a bath, wash hand basin and WC.

Externally, the rear garden is mainly laid to grass and features built-in planters and a garden shed, providing a pleasant outdoor space. The property further benefits from a garage and driveway parking, with gated access.

WEDGEWOOD STREET

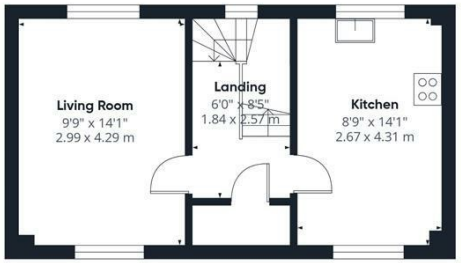
LANDMANN

WEDGEWOOD STREET

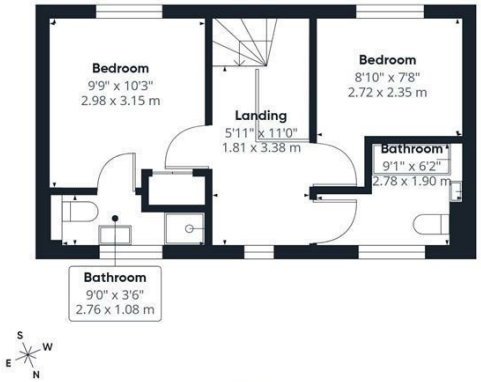
ADDITIONAL INFORMATION

Local Authority – Buckinghamshire Council
Council Tax – Band D
Viewings – By Appointment Only
Floor Area – 971.00 sq ft
Tenure – Freehold

Ground Floor



Floor 1



Floor 2

Approximate total area(1)

971 ft²

90.1 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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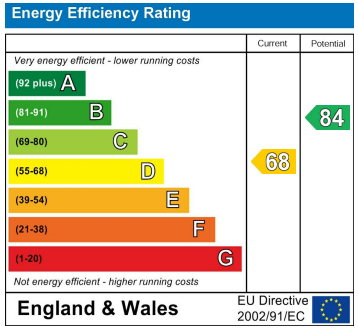

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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