HOWLETTS CLOSE, FAIRFORD LEYS, AYLESBURY

OFFERS IN EXCESS OF £425,000

FREEHOLD

A three bedroom link-detached home situated in the Fairford Leys development, close to play areas, schools and local amenities. The property features a downstairs WC, a kitchen/dining area, and a spacious living room. Upstairs offers three bedrooms, en suite and a family bathroom. Externally, the home benefits from a superb landscaped rear garden, a garage, off-road parking and EV charger. An ideal family home in a popular residential location.

GEORGE DAVID

HOWLETTS CLOSE

• THREE BEDROOM LINK-DETACHED HOUSE • FAIRFORD LEYS DEVELOPMENT • LIVING ROOM WITH LARGE SKYLIGHT • BEAUTIFULLY LANDSCAPED REAR GARDEN • GARAGE WITH AMPLE OFF ROAD PARKING • EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC • CLOSE TO PLAY AREAS, SCHOOL & AMENITIES • IDEAL FAMILY HOME

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

The property is entered via an entrance hall with stairs rising to the first floor and access to a convenient downstairs WC. The living room is a particular highlight, featuring a large skylight that fills the space with natural light, along with doors opening directly onto the rear garden.

The kitchen/dining area is fitted with a butler sink and offers space for a cooker, fridge, washing machine and dishwasher. A useful storage cupboard provides additional practicality, while there is ample room for a dining table and chairs. A door leads directly out to the rear garden, making the space ideal for everyday family life.

On the first floor, the landing provides access to the loft and serves three bedrooms. The main bedroom benefits from built-in wardrobes and an en suite shower room, while the remaining bedrooms are complemented by a family bathroom.

Outside, the superbly landscaped rear garden has been thoughtfully designed and enjoys a patio seating area, several lawned sections with attractive planted borders, a gravelled area, small trees and a garden shed. There is also a courtesy door providing access to the garage and gated side access leading to the front of the property.

The garage benefits from light and power, while to the front there is ample off-road parking and the added benefit of an EV charging point.

Solar panels enhance the home's energy efficiency and contribute to reduced utility bills.

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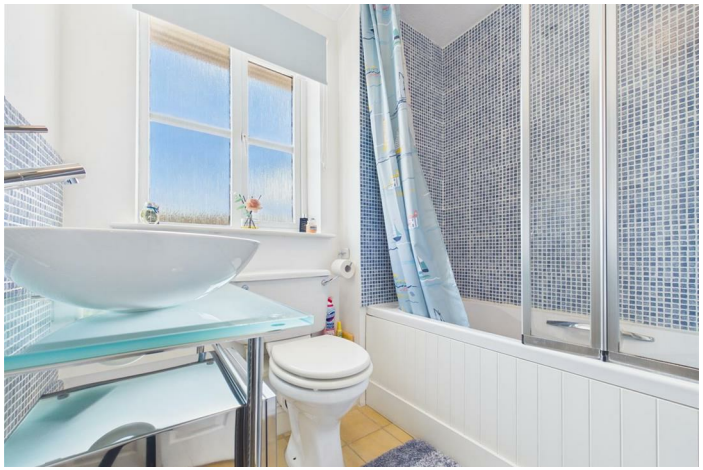
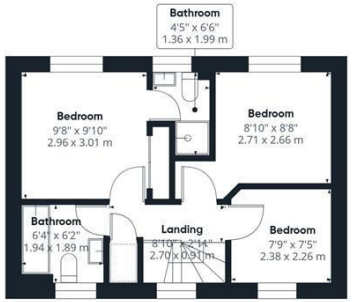


HOWLETTS CLOSE

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire
Council Tax – Band D
Viewings – By Appointment Only
Floor Area – 914.94 sq ft
Tenure – Freehold

Ground Floor



Floor 1

Approximate total area(1)

1005 ft²

93.3 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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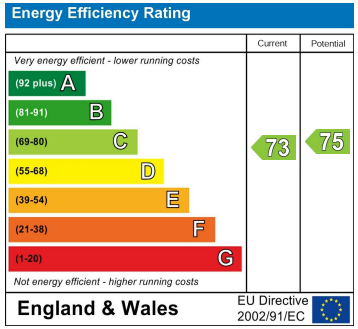

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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