



SAUNDERS PLACE, FAIRFORD LEYS, AYLESBURY

OFFERS IN EXCESS OF £410,000
FREEHOLD

Situated in the popular Fairford Leys development, this well presented three-bedroom detached home is offered in great condition throughout. The property features a kitchen, spacious living room, and a downstairs WC. Upstairs, there are three well proportioned bedrooms, en-suite shower room and a family bathroom. Outside, the home benefits from a private enclosed rear garden and a car port, making it an ideal choice for families and professionals alike.



SAUNDERS PLACE

• THREE BEDROOM DETACHED FAMILY HOME • FAIRFORD LEYS DEVELOPMENT • WELL PRESENTED THROUGHOUT • TRIPLE ASPECT LIVING ROOM • CAR PORT FOR TWO CARS • EN SUITE, FAMILY BATHROOM & DOWNSTAIRS WC • ENCLOSED REAR GARDEN • CLOSE TO AMENITIES, SCHOOLS & PARKS



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 accommodation begins with an entrance hall, which provides access to the downstairs WC, kitchen and living room. The kitchen offers a range of fitted units with ample worktop space and has designated space for a fridge, washing machine, dishwasher and cooker. A door provides convenient access to the rear garden.

The triple-aspect living room is flooded with natural light and features bespoke fitted shutter blinds, a useful understairs storage cupboard, stairs rising to the first floor, and double doors opening directly onto the rear garden.

The first floor landing benefits from two useful storage

cupboards and leads to three well proportioned bedrooms. The main bedroom enjoys the added luxury of an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the enclosed rear garden has been thoughtfully designed to provide a variety of outdoor spaces, featuring multiple patio seating areas, a lawn, built-in planters, large shed and gated side access.

To the rear of the property is a car port providing off-road parking for two cars.

Located within the ever-popular Fairford Leys development, the property enjoys easy access to local shops, schools, parks, and a range of everyday amenities, making it an excellent choice for families, first-time buyers, and those looking to enjoy a vibrant community setting.

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ADDITIONAL INFORMATION

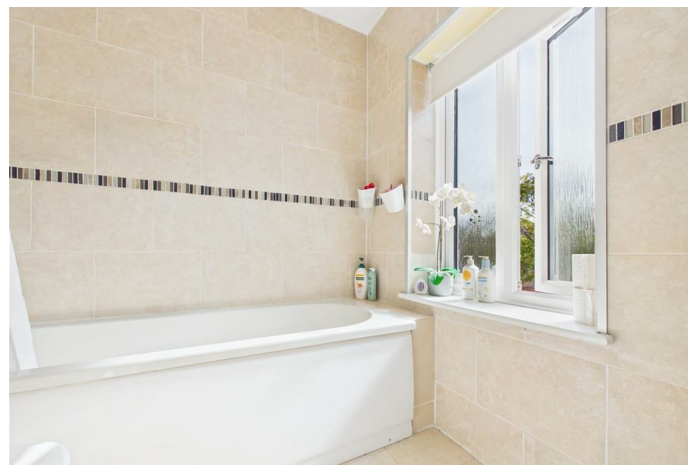
Local Authority – Buckinghamshire

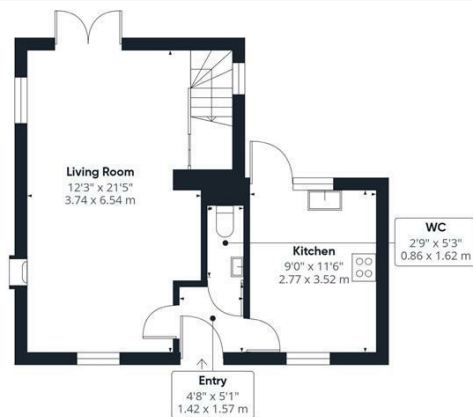
Council Tax – Band D

Viewings – By Appointment Only

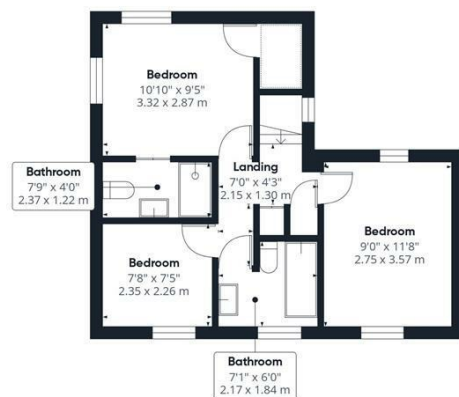
Floor Area – 807.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾
807 ft²
74.9 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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