



## FAIRFORD LEYS WAY, FAIRFORD LEYS, AYLESBURY

OFFERS IN EXCESS OF £300,000  
FREEHOLD

A well presented two bedroom end-of-terrace house located on the popular Fairford Leys development. The property features a spacious living room, dining area, kitchen, two good sized bedrooms and a family bathroom. Outside benefits include a private rear garden and allocated parking.



## FAIRFORD LEYS WAY

- POPULAR FAIRFORD LEYS DEVELOPMENT • WELL PRESENTED TWO BEDROOM HOUSE • ALLOCATED PARKING SPACE • CLOSE TO LOCAL AMENITIES, SHOPS AND SCHOOLS • TWO DOUBLE BEDROOMS • ENCLOSED REAR GARDEN • SEPARATE DINING ROOM • CONTEMPORARY FAMILY BATHROOM

### 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, you are welcomed into an entrance hall that leads through to the main living areas. The spacious living room features a charming bay window to the front, allowing for plenty of natural light and stairs rising to the first floor. Following on from the living room is a separate dining room, which benefits from French doors opening directly onto the rear garden—perfect for indoor-outdoor living.

The kitchen is fitted with a range of units, an inset gas hob with oven and space for additional appliances.

Upstairs, the property offers two double bedrooms, each offering comfortable accommodation. The modern bathroom is fitted with a contemporary white

suite including a bath with shower over, wash basin and WC.

Externally, the rear garden is fully enclosed and enjoys a patio and lawn area, with gated access to the rear providing added convenience. The property also benefits from an allocated parking space located nearby.



## FAIRFORD LEYS WAY





Approximate total area<sup>(1)</sup>  
710 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.  
  
GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	69
(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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
[info@georgedavid.co.uk](mailto:info@georgedavid.co.uk)  
[www.georgedavid.co.uk](http://www.georgedavid.co.uk)

