



BRIMMERS WAY, FAIRFORD LEYS, AYLESBURY

PRICE £562,500

FREEHOLD

Four bedroom detached home in the popular Fairford Leys development, offering generous and versatile living space ideal for families. The property features a welcoming living room, a well-appointed kitchen with adjoining utility room, a cloakroom, and an additional office or playroom. Upstairs comprises four bedrooms, including a main bedroom with en suite, along with a modern family bathroom. Outside, there is a beautifully landscaped garden, as well as a garage and driveway.



BRIMMERS WAY

- FAIRFORD LEYS DEVELOPMENT • FOUR BEDROOM
- DETACHED HOUSE • LANDSCAPED REAR
- GARDEN • VERSATILE OFFICE / PLAY
- ROOM • GARAGE AND DRIVEWAY • STYLISH
- KITCHEN WITH INTEGRATED APPLIANCES • UTILITY &
- DOWNSTAIRS CLOAKROOM • CLOSE TO LOCAL
- AMENITIES & SCHOOLS • MASTER BEDROOM
- SUITE • IDEAL SPACIOUS FAMILY HOME



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 a welcoming entrance hall, complete with stairs rising to the first floor, a useful storage cupboard and a convenient cloakroom. The bright and airy dual-aspect living room provides an excellent space, with doors opening directly onto the rear garden, allowing for plenty of natural light and a seamless connection to outdoor living.

The stylish kitchen is fitted with a range of modern units and features an inset electric hob and oven, integrated microwave, fridge and dishwasher. There is ample space for a dining table and chairs, making it perfect for both everyday family meals and entertaining, and also benefits from underfloor heating. A separate utility room offers additional

practicality, with space for a washing machine and tumble dryer, as well as a side door providing external access. Completing the ground floor is a versatile office or playroom, ideal for those working from home or with young children.

Upstairs, the first-floor landing includes access to the loft and an airing cupboard. There are four bedrooms, including a master bedroom benefiting from built-in wardrobes and a private en suite shower room with a walk-in shower and underfloor heating. The remaining bedrooms are served by a modern family bathroom, also benefitting from underfloor heating.

Externally, the landscaped rear garden has been thoughtfully designed to offer multiple patio areas for outdoor seating, alongside a lawn and attractive built-in planters with small trees. There is also gated side access and a courtesy door leading into the garage. The garage itself is equipped with light and power, while the driveway to the front provides off-road parking for two vehicles, along with an EV charger.

This superb home combines style, space, and practicality in a popular residential setting, making it a fantastic opportunity for families seeking a high-quality property in a desirable location.

BRIMMERS WAY





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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

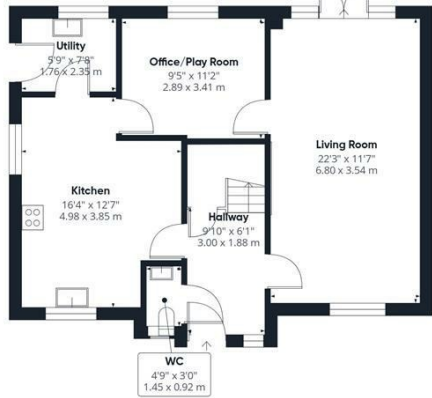
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1531.00 sq ft

Tenure – Freehold





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1531 ft²
 142 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			86
(69-80) C		76	
(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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