



HAMPDEN SQUARE, FAIRFORD LEYS, AYLESBURY

OFFERS OVER £440,000

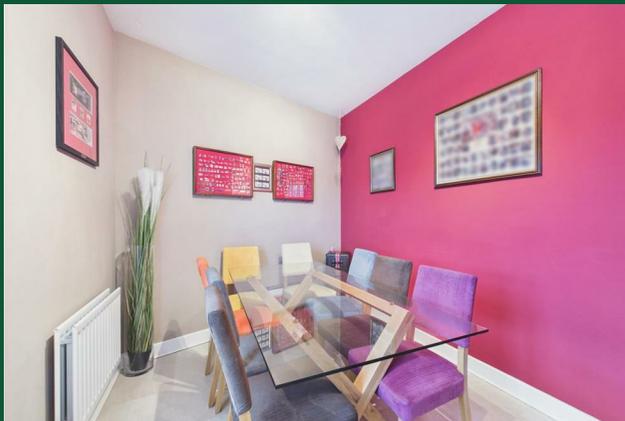
FREEHOLD

A four bedroom home situated in the popular Fairford Leys development, offering spacious and versatile accommodation arranged over three floors. The ground floor features a bedroom with en suite, along with a utility room. On the first floor, you will find a living room, dining room, kitchen and a convenient cloakroom. The second floor comprises three bedrooms, en suite and family bathroom. Externally, the property benefits from a garden with access to the garage and driveway. A fantastic family home in a popular location, early viewing is highly recommended.



HAMPDEN SQUARE

- POPULAR FAIRFORD LEYS DEVELOPMENT
- FOUR BEDROOM FAMILY HOME
- VERSATILE ACCOMMODATION OVER THREE FLOORS
- GROUND FLOOR BEDROOM WITH EN SUITE
- GARAGE AND DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- FIRST FLOOR LIVING ROOM AND DINING ROOM
- LOW MAINTENANCE GARDEN



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 ground floor welcomes you into an entrance hall with stairs rising to the first floor and a useful storage cupboard. To the rear of the property is a utility room with space and plumbing for a washing machine and a door providing direct access to the garden. Also on this level is a generous dual-aspect bedroom, benefiting from plenty of natural light and its own en suite shower room, making it ideal for guests, older children or multi-generational living.

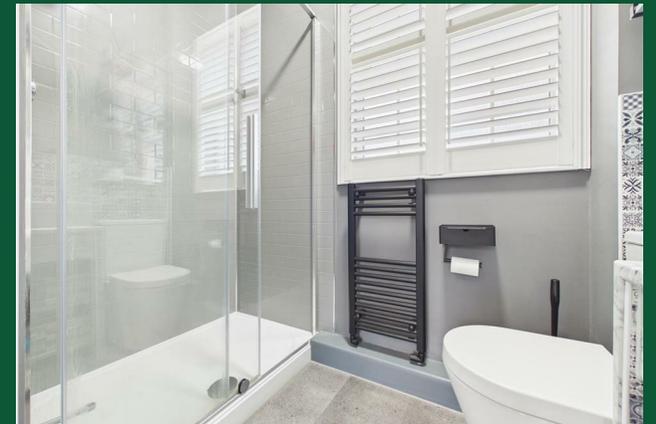
The first floor provides the main living accommodation. A spacious and bright living room offers an excellent space, while the separate dining room is ideal for entertaining. The kitchen is fitted with a range of units and work surfaces, incorporating an

inset gas hob with oven below, and can fit a fridge/freezer and dishwasher. A convenient cloakroom completes this floor.

On the second floor, there are three bedrooms. The main bedroom benefits from built-in wardrobes and an en suite shower room. The remaining bedrooms are served by a family bathroom fitted with a modern suite.

Externally, the property enjoys an enclosed rear garden designed for low maintenance, featuring a decked seating area and artificial lawn, creating an ideal space for outdoor dining. The garden provides direct access to the garage and driveway, with gated rear access adding further convenience and security.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

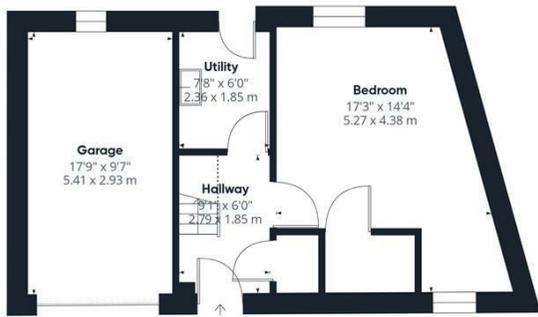
Council Tax – Band E

Viewings – By Appointment Only

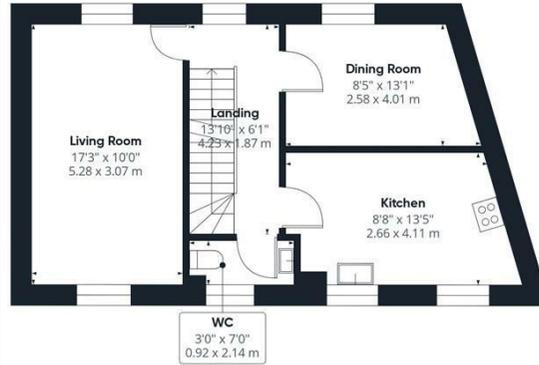
Floor Area – 1345.50 sq ft

Tenure – Freehold





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1455 ft²
 135.2 m²

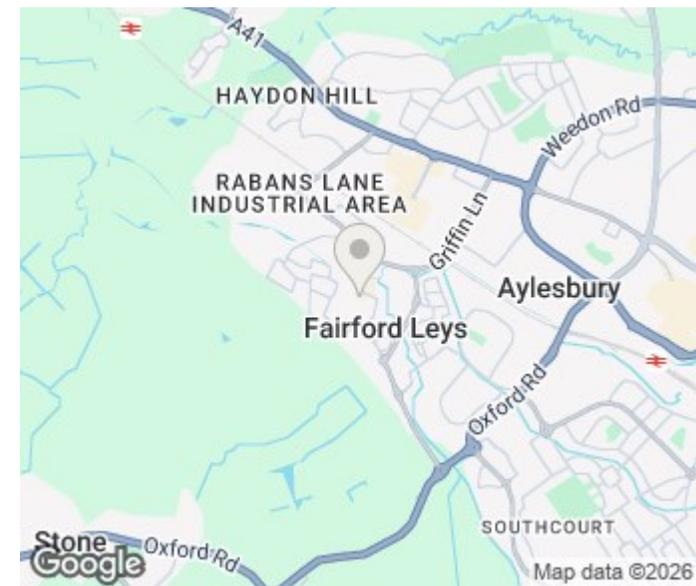
Reduced headroom
 10 ft²
 1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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		73	82
		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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