COOKS ROAD, FAIRFORD LEYS, BUCKINGHAMSHIRE

PRICE £550,000

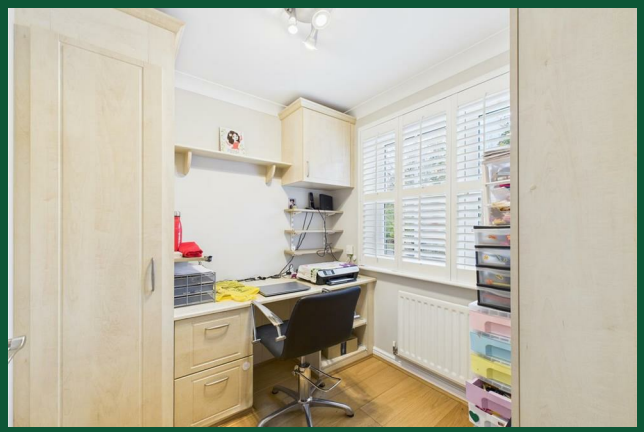
FREEHOLD

A spacious four bedroom detached house situated in the popular Fairford Leys development. The property offers well-presented accommodation throughout, including a kitchen/diner, living room and a conservatory overlooking the rear garden. Additional ground floor features include a home office, cloakroom and utility room. Upstairs comprises four bedrooms, with an en suite to the main bedroom and a family bathroom. Outside, there is a private rear garden, garage and driveway parking. Ideal for families seeking comfortable living in a popular location.

GEORGE DAVID

COOKS ROAD

• FAIRFORD LEYS DEVELOPMENT • FOUR BEDROOM DETACHED FAMILY HOME • GARAGE AND DRIVEWAY • SPACIOUS KITCHEN/DINER • UTILITY AND CLOAKROOM • ENCLOSED REAR GARDEN • DOWNSTAIRS OFFICE AND CONSERVATORY • EN SUITE TO MASTER BEDROOM



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 welcomes you via a bright entrance hall, featuring stairs to the first floor, built-in storage cupboards and a convenient cloakroom. The kitchen/diner is well-appointed with a range of modern fitted units, an inset gas hob with splashback and cooker hood, integrated fridge/freezer, dishwasher, oven, grill and microwave, with fitted carousel storage cupboard. There is also ample space for a dining set, making it an ideal area for family meals and entertaining. A separate utility room provides space and plumbing for a washing machine and additional storage.

The living room is an inviting space, featuring a central fireplace and offering a warm, homely atmosphere. Double doors open into the conservatory, which provides additional living space and views over the rear garden, with custom fitted shutter blinds. Completing the ground floor is a dedicated office/study, with custom fitted shutter blinds, perfect for home working or as a playroom.

Upstairs, the first-floor landing provides loft access and airing cupboards. There are four bedrooms, including a main bedroom with a walk-in wardrobe and en suite shower room. Bedroom two benefits from built-in wardrobes, while the remaining bedrooms are serviced by a family bathroom. All bedrooms have custom fitted shutter blinds.

Outside, the enclosed rear garden has a patio area, built-in planters and a lawned section. There is a courtesy door to the garage, a garden shed and gated access. The garage is equipped with light and power, and the driveway provides off-road parking.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

COOKS ROAD

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ADDITIONAL INFORMATION

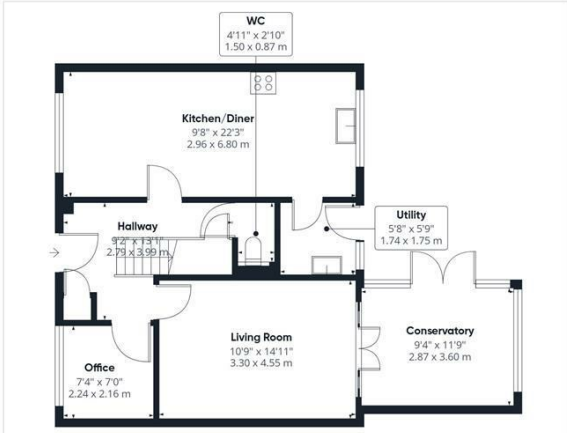
Local Authority – Buckinghamshire Council

Council Tax – Band E

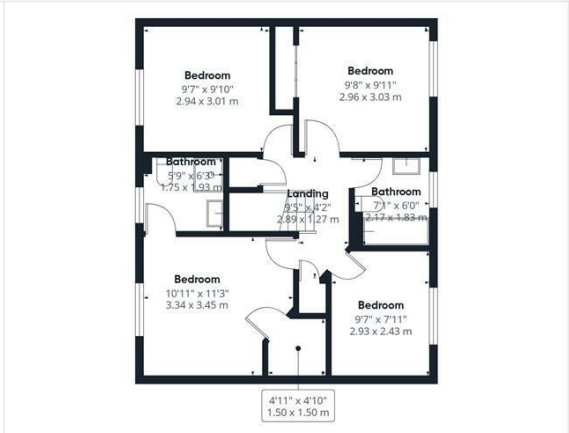
Viewings – By Appointment Only

Floor Area – 1402.00 sq ft

Tenure – Freehold



Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

1402 ft²

130.3 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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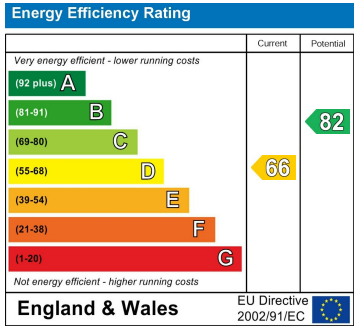
Ground Floor Building 2



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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