

# Coombe Lane

## Fairford Leys | Aylesbury | Bucks | HP19 7HH

Williams Properties are delighted to welcome to the market this five bedroom mid-terrace home on the popular Fairford Leys development in Aylesbury. The property is in good order throughout and consists of a kitchen, lounge/diner, downstairs WC, three bedrooms to the first floor with two additional bedrooms in the loft, family bathroom and an en-suite. Outside, there is a rear garden, garage & parking. Viewing is highly recommended on this superb property.

## Offers in excess of £415,000

- Five Bedrooms
- Garage & Parking
- Enclosed Rear Garden
- Good Transport Links
- Desirable Location
- En Suite To Master Bedroom
- Terraced Property
- Two Loft Rooms

## **Fairford Leys**

Fairford Leys is a sought after modern development having been designed and built around the commercial and community centre. The facilities are comprehensive and comprise of eateries, convenience store, off license, hairdressers, vets, doctors, dentist, pharmacy and gymnasium. There is a regular bus route linking with the town centre and rail links are either at the new Aylesbury Parkway or the Aylesbury town station linking with London Marylebone. Primary School – St Mary's & Secondary School – Mandeville and Aylesbury Grammar Schools

## **Council Tax**

Band D

## **Local Authority**

Buckinghamshire Council

## **Services**

All main services available

## **Entrance Hall**

Enter through the front door into the entrance hall consisting of doors to the kitchen, downstairs we and lounge/diner. Stairs rising to the first floor.

## **Downstairs WC**

Downstairs wc consists of a low level wc and corner hand wash basin. Frosted window to the front aspect.









The property is located in the heart of the Fairford Leys development in Aylesbury, and conveniently positioned a short walk away from the shops and restaurants in the village centre, as well as the Honey Bee family restaurant and the Nuffield Health gym and swimming pool. There is a bus route that serves the area and excellent road links with easy access to the A41.











#### Kitche

Kitchen comprises a range of wall and base mounted units with a roll top work surface, inset sink bowl unit with mixer tap and draining board, inset electric hob, oven and extractor fan. Space for fridge/freezer and washing machine. Window to the front aspect, tiling laid to floor and splash sensitive areas.

#### Lounge / Diner

Lounge/diner consists of a window to the rear aspect and French doors leading out to the garden, carpet laid to floor, light fittings to ceiling, wall mounted radiator and under stairs cupboard. Space for a sofa set, dining table and chairs and other living room furniture.

#### **First Floor**

Doors to all three bedrooms, bathroom and stairs rising to the second floor.

#### edroom One

Bedroom one consists of carpet laid to floor, light fitting to ceiling, wall mounted radiator and window to the front aspect. Door to the en suite. Built in wardrobe and space for a double bed and other bedroom furniture.

## **En Suite**

En suite comprises a low level wc, pedestal hand wash basin and enclosed shower cubicle. Wall mounted radiator and tiling to splash sensitive areas.

#### Bedroom Two

Bedroom two consists of carpet laid to floor, light fitting to ceiling, wall mounted radiator and window to the rear aspect. Space for a bed and other bedroom furniture.

## **Bedroom Three**

Bedroom three consists of carpet laid to floor, light fitting to ceiling, wall mounted radiator and window to the rear aspect. Space for a bed and other bedroom furniture.

#### Bathroom

Bathroom is part tiled and comprises a low level wc, pedestal hand wash basin and a panelled bathtub. Wall mounted radiator and a frosted window to the front aspect.

## Second Floor

Doors to both loft rooms.

## **Bedroom Four**

Bedroom four consists of a sky light window to the front aspect, carpet laid to floor, recess spotlights and wall mounted radiator. Space for a bed and other furniture.

#### **Bedroom Five**

Bedroom five consists of sky light windows to the rear aspect, carpet laid to floor, recess spotlights and wall mounted radiator. Space for a bed and other furniture.

#### Rear Garden

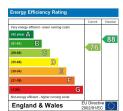
Fully enclosed rear garden with a patio area and grass laid to the remainder. Plant borders and a rear garden gate for access.

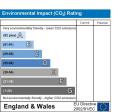
## Garage & Parking

Single garage located close to the property with allocated parking.

## **Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.















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Floor 2 Building 1

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded:they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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