



Coombe Lane

Fairford Leys | Aylesbury | Bucks | HP19 7HH



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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 wc 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.



Kitchen

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.

Bedroom 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.

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			
		76	88
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus)	A		
(01-01)	B		
(09-00)	C		
(05-00)	D		
(07-04)	E		
(21-30)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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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.