



Paddock Close

Fairford Leys | Aylesbury | Buckinghamshire | HP19 7BJ



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Williams Properties are pleased to welcome to the market this fantastic two bedroom end of terrace house in the popular Fairford Leys development. The property consists of a living room, kitchen, utility, cloakroom, two bedrooms and bathroom. Outside there is an enclosed rear garden, garage & parking. Viewing is highly advised.

£310,000

- Fairford Leys
- Garage & Parking
- Enclosed Rear Garden
- Good Size Rear Garden
- Two Bedroom House
- Close To Local Amenities
- Utility & Cloakroom
- Viewing Highly Recommended

## 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 C

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hall

Enter through the front door into the hallway with stairs rising to the first floor and doors to the kitchen and living room.



The property is located on the Fairford Leys development and is close to a range of amenities including shops, eateries and a health club and gym. There are good transport links and easy access into Aylesbury and the surrounding towns and villages.



**Living Room**

Dual aspect living room with French doors leading out to the rear garden, wood effect flooring, radiator, light fittings to ceiling and space for a sofa set and other furniture.

**Kitchen**

Kitchen consists of a range of base and wall mounted units with roll on worktops, inset one and half sink bowl unit with window over, inset gas hob and oven, space for fridge/freezer, window to the front aspect and door to the utility. Space for a dining table set.

**Utility**

Utility consists of wall mounted units, space and plumbing for washing machine and tumble dryer, storage cupboard and doors to the cloakroom and leading out to the garden.

**Cloakroom**

Comprises a hand wash basin with storage under, wall mounted radiator, wc and window.

**First Floor**

Doors to both bedrooms, bathroom and airing cupboard.

**Bedroom**

Dual aspect bedroom with a built in wardrobe, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a single bed and other furniture.

**Bathroom**

Bathroom comprises a w/c, hand wash basin with storage under, panelled bathtub with shower and screen, tiling to splash sensitive areas, radiator and frosted window.

**Rear Garden**

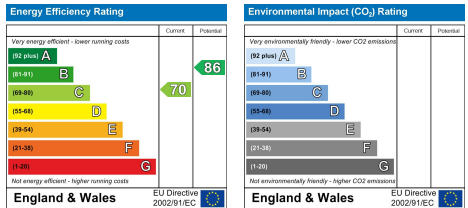
Enclosed rear garden with a paved patio, raised decking area and grass laid to the remainder. Gated access to the side.

**Garage & Parking**

Single garage with up and over door, light and power. Parking space in front of the garage.

**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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>m</sup>  
760.35 ft<sup>2</sup>  
70.64 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360



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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.