



15 Pine Street

Fairford Leys | Aylesbury | Bucks | HP19 7HF



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Welcome to this fantastic recently renovated four bedroom town house located on pine street in the delightful area of Fairford Leys, Aylesbury. Spread over three floors, this townhouse offers a unique layout that provides a sense of privacy and separation between the living spaces and bedrooms. Outside there is an enclosed front and rear garden, garage & driveway parking for several vehicles.

Offers in excess of £465,000

- Four Double Bedrooms
- Detached Town House
- Walking Distance to Amenities
- Garage and Parking For Several Vehicles
- Desirable Location
- Open Plan Kitchen/Dining/Living Area
- Newly fitted Bathrooms
- Newly Fitted Kitchen
- Renovated Throughout
- 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 E

Local Authority

Buckinghamshire Council / Fairford leys Parish Council

Services

All main services available

Entrance

Enter through to the newly fitted Upvc front door directly into the open plan kitchen/dining/living area.



The property is located on the popular Fairford Leys development and is within walking distance of all amenities including Co-Op food store, shops, restaurants and the Nuffield Health gym and swimming pool. There is easy access to a family pub/restaurant "The Honey Bee" and a bus route serves the area. For road users, the A41 towards Oxford can be reached in under 5 minutes.



Kitchen/Dining/Living Area

This great size open plan kitchen/diner/ living area, the kitchen side features Karndean flooring, spotlights to the ceiling, a window to the front and to rear aspect, a range of modern wall and base mounted units with quartz worktops and includes an integrated AEG oven, microwave, 5 ring electric induction hob, extractor, dishwasher, wine fridge, basin with a mixer tap and space for a fridge/freezer. Door to utility cupboard.
The Lounge/Diner side consists of karndean flooring, a window to the front and side aspect and French double doors to the enclosed rear garden. Also modern fitted is pendant lights to the ceiling, and there is space for a dining room table, sofa set and other living or dining room furniture.

Cloakroom

This downstairs cloakroom features a fitted light to the ceiling, a sink with a mixer tap and a low level WC.

First Floor Landing

This first floor landing features carpeted flooring, a pendant light to the ceiling and doors leading to two bedrooms and the newly fitted bathroom.

Bedroom

This triple aspect bedroom features solid oak flooring, a pendant light to the ceiling and provides plenty of space for a double bed and other bedroom furniture.

Bedroom

This bedroom features carpeted flooring, a pendant light to the ceiling, a wall mounted radiator and dual aspect windows to the front and rear aspect. Plenty of space for a double bed and other bedroom furniture.

Bathroom

This newly fitted bathroom features karndean flooring, a frosted window, a double walk in shower unit, vanity unit with a basin and mixer tap inset, a low level WC, a wall mounted radiator and a fitted light to the ceiling.

Second Floor Landing

This second floor landing features carpeted flooring, a pendant light to the ceiling and doors to two bedrooms and a bathroom.

Bedroom

This bedroom features a window to the front and rear aspect, carpeted flooring and a pendant light to the ceiling and a wall mounted radiator. Plenty of space for a double bed and other bedroom furniture.

Bedroom

This bedroom features solid oak flooring, a pendant light to the ceiling, a fitted wardrobe, triple aspect windows to the front, side and rear aspect and plenty of space for a double bed and other bedroom furniture.

Bathroom

This newly fitted bathroom features a bath with an overhead shower and a mixer tap, a fitted light to the ceiling, a basin with a mixer tap over a vanity unit, a frosted window and karndean flooring.

Garden

This enclosed rear garden has had extensive work done in the last 18 months and features a patio to the back of the property and other areas with newly laid lawn laid to the remainder. Has a courtesy door to the garage and the driveway.

Garage & Driveway

This garage has a remote controlled electric roller door and is fitted with electricity and WIFI, and the driveway provides space for up to three vehicles.

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

Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-65) D		
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO₂) Rating

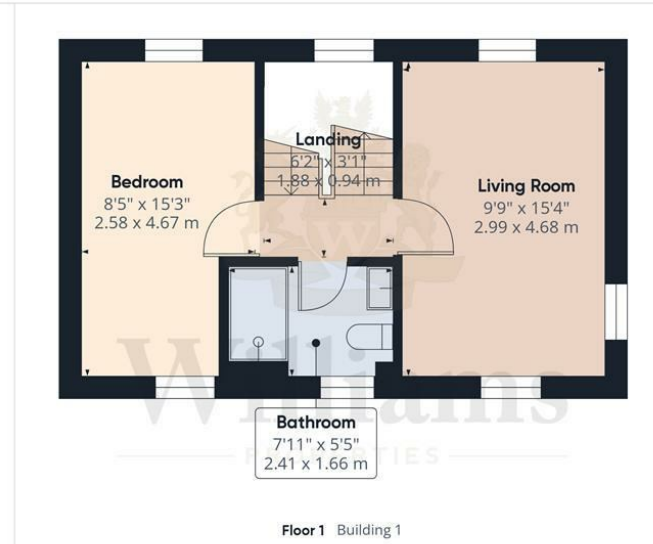
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 plus) A		
(61-81) B		
(39-60) C		
(19-59) D		
(9-34) E		
(1-35) F		
(1-20) G		

England & Wales

EU Directive 2002/91/EC

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Approximate total area⁽¹⁾
1211.69 ft²
112.57 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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.