



# Starling Mews

Fairford Leys | Aylesbury | Buckinghamshire | HP19 7AJ



**Williams**  
PROPERTIES

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A fantastic three bedroom family home on the popular Fairford Leys development. The property has an entrance hall, lounge/diner, kitchen, downstairs cloakroom, sunroom, three bedrooms, bathroom and en-suite. The garage has been converted into a family room with utility. Outside there is a landscaped garden and off road parking. Viewing comes highly recommended.

## Offers in excess of £385,000

- Fairford Leys Development
- Close To Amenities
- En-suite To Master
- Off Road Parking
- Three Bedroom House
- Downstairs Cloakroom
- Landscaped Garden
- Ideal Family Home

### 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

### Local Authority

Buckinghamshire Council

### Council Tax

Band D

### Services

All main services available

### Entrance Hall

Doors to the kitchen, cloakroom and lounge/diner. Stairs rise to the first floor.





Three bedroom house set in a sought after development on the outskirts of Aylesbury town. The area offers a wealth of amenities including, schooling, eateries, shopping and health as well as a fitness centre with gym, classes and a swimming pool.



### Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with window over, integrated fridge/freezer, washing machine and dishwasher. Inset gas hob, oven and extractor. Under cabinet lighting, wood effect flooring.

### WC

Comprising a hand wash basin, radiator and low level wc. Half height tiling to walls.

### Lounge / Diner

Lounge/diner consists of carpet laid to floor, feature fireplace, light fittings to ceiling, French doors to the sunroom and space for a sofa set and other furniture.

### Sunroom

Sunroom consists of tiled flooring, windows to the surround, underfloor heating, space for a range of furniture and doors leading out to the garden.

### First Floor

Doors to all rooms. Loft access.

### Bedroom & En Suite

Bedroom consists of a window to the rear aspect, built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. En suite comprises a low level wc, hand wash basin unit, enclosed shower cubicle, tiling to splash sensitive areas and radiator.

### Bedroom

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

### Bedroom

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

### Bathroom

Bathroom is part tiled and comprises a low level wc, hand wash basin unit, panelled bathtub with shower and screen and heated towel rail.

### Garden

Paved patio leads to an area of grass laid with plant borders, decking area for patio furniture, two garden sheds and gated access to the side.

### Garage & Parking

Garage has been converted and consists of utility room and family room. Family room has wood effect flooring, radiator, spotlights to ceiling, doors to the garden and space for a range of furniture. Utility has space for tumble dryer and under counter fridge. Off road parking to the front of the property.

### 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			
[92-100] A			
[81-91] B			
[69-80] C			
[55-68] D			
[49-54] E			
[27-48] F			
[1-26] G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
[02 plus] A			
[01-01] B			
[00-00] C			
[00-00] D			
[00-00] E			
[01-00] F			
[1-20] G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	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.