



Michaels Mews

Fairford Leys | Aylesbury | Bucks | HP19 7GG



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Williams Properties are delighted to present this four bedroom townhouse on the popular Fairford Leys development in Aylesbury. The property is presented in immaculate order throughout and comprises of kitchen/diner and cloakroom to the ground floor, lounge and two good size bedrooms to the middle floor, and two further bedrooms and family bathroom to the top floor. Outside there is a garage and an enclosed well-manicured garden. Viewing is strongly recommended on this superb home.

Guide price £337,750

- Four Bedroom House
- Townhouse Mews Style Home
- Garage and Parking
- Garden
- Close To Village Centre
- Open Plan Kitchen/Diner
- Quiet Location Backing Green
- Cloakroom, En-Suite and Family Bathroom

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 licence, 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. St Mary's Primary school is within walking distance of the property, and there is a regular bus service to the train station.

Local Authority

Aylesbury Vale District Council

Council Tax

Band D

Services

All main services available

Entrance

Entrance via front door into the hallway, with door off to the kitchen/diner, door into the cloakroom and stairs rising to the first floor. Further door to storage cupboard.

Downstairs Cloakroom

Downstairs cloakroom comprising of low level WC and hand wash basin, with tiling to splash sensitive areas and wall mounted radiator.



The property is in the heart of the development and as such is walking distance away from the St Mary's primary school, facilities including the Nuffield Health gym and swimming pool, the shops and Co-Op food store and various restaurants and takeaways. There are excellent road transport links with a regular bus service and easy access by car to the A41 towards Oxford.



Kitchen/Diner

Modern open plan kitchen/diner with tiling to floor and lighting to ceiling, a window to the side aspect, range of base and wall mounted units with roll top work surface, inset sink with draining board and mixer tap, inset oven with hob and extractor fan, space and plumbing for a washing machine, dishwasher and fridge/freezer. Leads directly into the dining area, with lighting to ceiling and patio doors opening to the garden

First Floor

Stairs rising to the first floor landing, a light and airy space with doors off to the lounge and bedrooms three and four. Further staircase rising to the top floor. Two windows to the front and rear aspect. Window to the rear aspect overlooks a wooded area and open green space.

Lounge

Sitting room consisting of carpet laid to floor and lighting to ceiling, with windows to the front and rear aspect, wall mounted radiator and space for a three piece suite and other furniture.

Bedroom Three & Bedroom Four/Study

Bedroom three comprising carpet laid to floor and lighting to ceiling, with window and radiator, and space for a bed and other furniture. Bedroom four can alternatively be used as a study, and features carpet laid to floor and lighting to ceiling, with a window and radiator.

Top Floor

Top floor landing with doors to the master bedroom, bedroom two and the family bathroom. Door to airing cupboard and a window to the outside aspect.

Master Bedroom and En-Suite

Master bedroom comprising of carpet laid to floor and lighting to ceiling, with windows to the front and rear aspect, radiator, double integral wardrobes, and space for at least a double bed and other furniture. Door leading to en-suite, consisting of enclosed shower stall, low level WC and hand wash basin, with a radiator, towel rail, window to the front aspect and tiling to splash sensitive areas of the walls.

Bedroom Two

Spacious guest bedroom featuring carpet to floor and lighting to ceiling, with a window to the front aspect, wall mounted radiator, door to storage cupboard, door to wardrobe, and space for at least a double bed and other bedroom furniture.

Family Bathroom

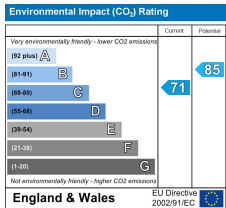
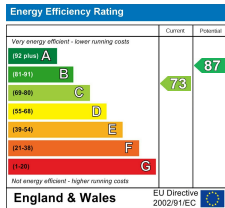
Family bathroom suite with bathtub and shower over, low level WC and hand wash basin, with tiling to splash sensitive areas, towel rail and window to the rear aspect.

Garage and Garden

There is a gated driveway leading to the garage. The garage features power and light. There is a hedge separating the driveway from the garden, which consists of a patio area leading to an expanse of lawn, with a further area of slate chippings and enclosed with a brick wall.

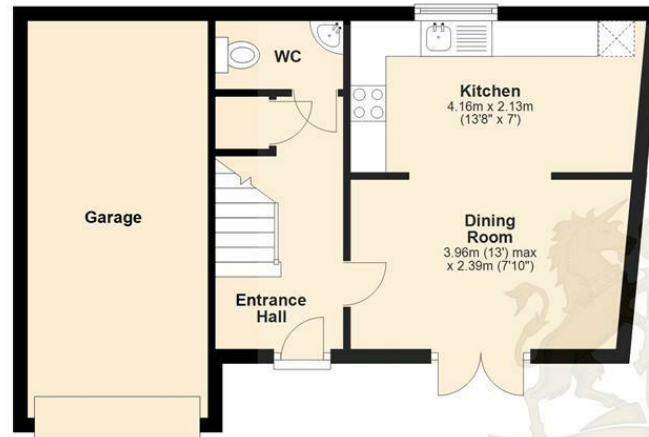
Buyer Notes

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.

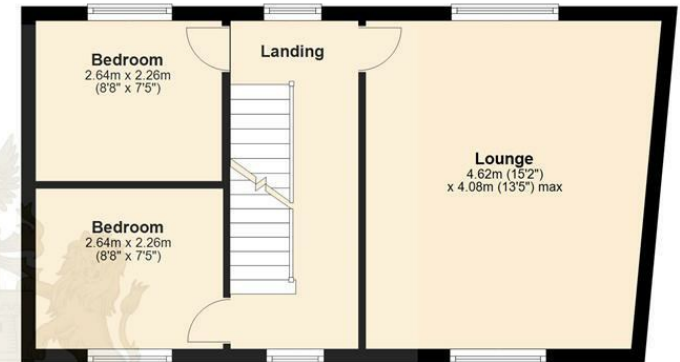




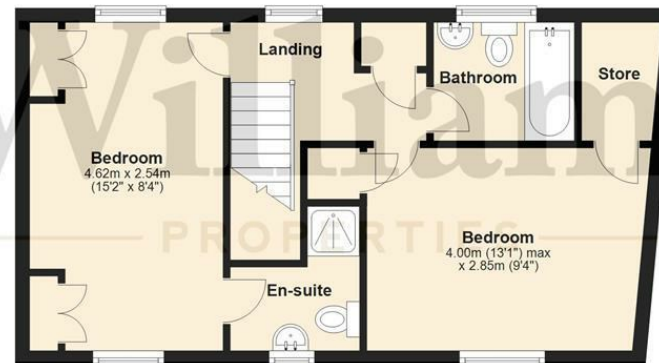
Ground Floor
Approx. 41.7 sq. metres (448.5 sq. feet)



First Floor
Approx. 39.8 sq. metres (428.6 sq. feet)



Second Floor
Approx. 40.1 sq. metres (432.1 sq. feet)



Total area: approx. 121.6 sq. metres (1309.2 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.