



Great Meadow Way

| Aylesbury | Buckinghamshire | HP19 7GY





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Williams Properties are pleased to present this excellent three bedroom family home in the desirable Fairford Leys neighbourhood in Aylesbury. The property is in high order throughout and comprises of cloakroom, kitchen, lounge, conservatory, three bedrooms with en-suite and family bathroom. Outside, there is a garden and garage with additional off-road parking. Viewing is highly recommended on this great family home.

## Price guide £315,000

- Three Bedroom House
- En-Suite to Master
- Spacious Lounge
- Garage and Parking
- Enclosed Rear Garden
- Popular Location

### 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

### Services

All main services available.

### Local Authority

Aylesbury Vale District Council

### Entrance

Entrance via front door into entrance hall, with doorway off to kitchen, cloakroom, lounge, conservatory and stairs rising to the first floor.





The property is located on the popular Fairford Leys development in Aylesbury, and as such is located close to all shops, amenities and schools. There are excellent transport links with easy access to the A41 and a good bus route with regular services to Aylesbury, the station and other towns and villages.



**Kitchen**  
Kitchen comprising of a range of base and wall mounted units, work top, inset sink with draining board and mixer tap, inset oven with hob and extractor fan, integrated fridge/freezer, washing machine/tumble dryer and dishwasher. Window to the front aspect.

**Lounge**  
Spacious lounge comprising of carpet laid to floor and lighting to ceiling, with wall mounted radiator panel, door to understairs storage cupboard, space for a three piece suite and other furniture. Door to conservatory and window to the outside aspect.

**Conservatory**  
Conservatory with tiling to floor, wall mounted radiator panel, doors opening to the rear garden, space for a dining table and other furniture.

**Downstairs Cloakroom**  
Newly fitted downstairs cloakroom comprising of low level WC and hand wash basin, with window to the front aspect and tiling to splash sensitive areas.

**First Floor**  
Stairs rising from ground floor to the first floor landing, with doors to all three bedrooms, bathroom and storage cupboard.

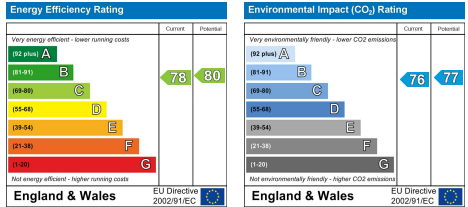
**Master Bedroom and En-suite**  
Master bedroom comprising of carpet laid to floor and lighting to ceiling, radiator, window to the front aspect, space for a double bed and other bedroom furniture. Built in wardrobe, door to en-suite. Newly fitted en-suite comprising of enclosed shower stall, low level WC and hand wash basin, with tiling to walls.

**Bedroom Two**  
Bedroom two comprising of carpet laid to floor and lighting to ceiling, with a window to the rear aspect, radiator and space for a bed and other furniture.

**Bedroom Three**  
Bedroom three comprising of carpet laid to floor and lighting to ceiling, with a window to the rear aspect, radiator and space for a bed and other furniture.

**Bathroom**  
Newly fitted bathroom comprising of bathtub, low level WC and hand wash basin, with towel rail and window to the front aspect. Tiling to splash sensitive areas of the walls.

**Garden, Garage and Parking**  
There is an enclosed rear garden comprising of a patio area and an expanse of lawn. The garage is located away from the property. There is additional parking in front of the garage.

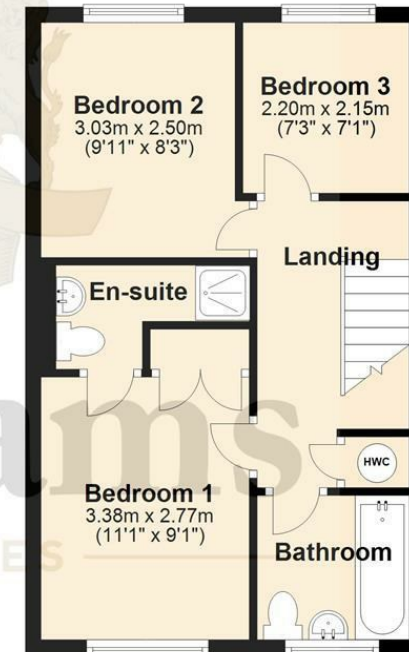




## Ground Floor



## First Floor



Total area: approx. 83.9 sq. metres (902.7 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.