



47 Sandhill Way

| Aylesbury | Buckinghamshire | HP19 8GU



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Williams Properties are pleased to present this fantastic three bedroom detached house in the desirable Fairford Leys development of Aylesbury, close to all amenities including shops and dental surgery. The property is in good order throughout and consists of a living room, dining area, kitchen, conservatory and study to downstairs. Three bedrooms and a bathroom to the first floor. Outside, there is an enclosed rear garden, and to the front there is a garage and parking. Viewing is highly advised on this excellent home.

Guide price £335,000

- Detached
- Study
- Close to Amenities
- Desirable Location
- Three Bedroom House
- Garage and Parking
- Close to Schools
- 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 D

Local Authority

Aylesbury Vale District Council

Services

All main services available

Entrance

Enter via front door into entrance hall. There is a door leading to the living room and stairs rising up to first floor landing.

Living Room

Living room consists of carpet laid to floor, windows to front aspect and an opening to dining area. There is space for a three piece suite and other furniture.



The property is situated on a quiet road within Fairford Leys and is within walking distance to the centre, offering facilities and shops including Co-Op food store, dental surgery, Nuffield Health gym and swimming pool, and various cafes/restaurants. There are good transport links and a bus route with regular services.



Dining Area

Dining area consists of carpet laid to floor and doors leading to kitchen, conservatory and understairs cupboard. There is space for a dining set and other furniture.

Kitchen

Kitchen consisting of a range of base and wall mounted units, roll top work top, window through to conservatory, tiling to walls and splash sensitive areas, inset sink with draining board and tap, inset cooker and extractor fan, there is space and plumbing for a washing machine, dishwasher and fridge/freezer.

Conservatory

Large conservatory consists of tiles to floor, double doors out to rear garden and door to study. There is ample space for a range of furniture.

Study

Converted study consists of carpet laid to floor, window to rear aspect and a door to remainder of garage.

First Floor

Carpeted stairs rising to first floor landing. There are doors off to all three bedrooms, bathroom and airing cupboard.

Bedroom One

Bedroom one consists of carpet laid to floor, windows to front aspect and built in wardrobes. There is space for a double bed and other bedroom furniture.

Bedroom Two

Bedroom two consists of carpet laid to floor and window to rear aspect. There is space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of carpet laid to floor and window to rear aspect. There is space for a bed and other bedroom furniture.

Bathroom

Bathroom consisting of panelled bathtub with shower over, window to side aspect, low level WC and hand wash basin and tiling to splash sensitive areas.

Rear Garden

Enclosed rear garden with patio leading from conservatory with grass laid to remainder.

Garage and Parking

Remainder of converted garage with power and light. There is a driveway to the front of the property for multiple 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		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(0-10) A			83
(11-20) B			
(21-30) C		65	
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



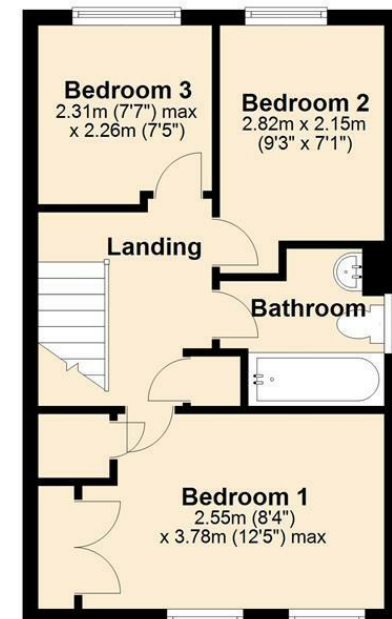
Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 97.8 sq. metres (1052.3 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.