



19 Spruce Road

Fairford Leys | Aylesbury | Bucks | HP19 7AE



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Williams are delighted to welcome to the market, this well presented five bedroom detached house on the popular Fairford Leys development in Aylesbury. The property has undergone some recent renovations and comprises of a large living room, a good size kitchen/diner and utility room/cloakroom to the ground floor, three bedrooms, en-suite and a bathroom to the first floor, and two large bedrooms and en-suite to the second floor. Outside, there is an enclosed rear garden and a garage with loft storage. Viewing comes highly recommended on this superb family home.

Offers in excess of £565,000

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

Aylesbury Vale District Council

Council Tax

Band E

Services

All main services available

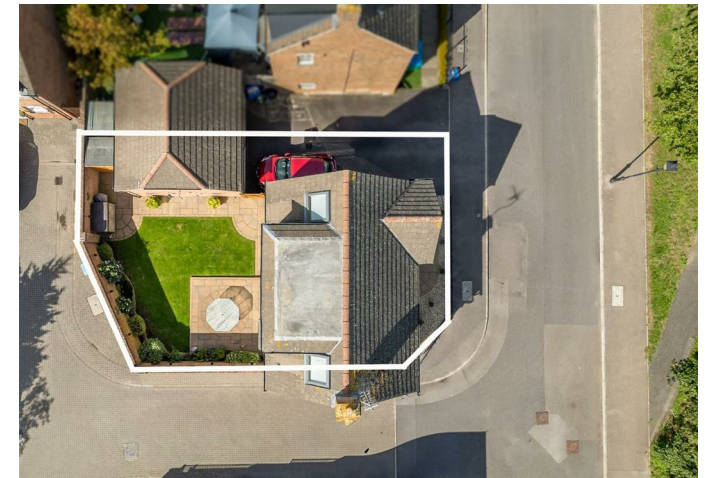
Entrance

Property is accessed via an Indian stone path up to a composite front door. Front door opens into the entrance hall, with a wall mounted radiator, Karndean flooring and coving to the ceiling. Doors into the living room, kitchen/diner and downstairs cloakroom/utility. Carpeted stairs rise to the first floor.

Living Room

This large living room with carpet laid to floor and coving to the ceiling, with a double glazed bay window to the front aspect, wall mounted radiators, feature fireplace to one wall and double glazed doors opening out into the garden. There is space for a three piece suite and other desired furniture.





- Desirable Location
- Newly Fitted Kitchen/Diner, Utility, Ensuite Bathrooms
- Garage and Driveway
- Walking Distance To The Sir Henry Floyd Grammar School
- Five Bedroom Detached House
- Family Bathroom & Two Ensuite Bathrooms
- Beautiful Enclosed Rear Garden
- Walking Distance To All Amenities

Downstairs Cloakroom/Utility

This newly fitted downstairs cloakroom also serving as a utility room, with a double glazed window to the rear aspect and granite work top to one side with wall and base mounted units, and low level WC, hand wash basin vanity unit, karndean flooring laid to the floor, heated towel rail, spotlighting to the ceiling and space and plumbing for a washing machine.

Kitchen/Diner

This fantastic newly fitted kitchen/diner with a range of base and wall mounted units, granite work surfaces, integrated oven with four-ring gas hob and overhead extractor fan, stainless steel sink with draining board and mixer tap, double aspect windows to the front and rear aspect, tiling to splash sensitive areas, karndean flooring laid to the floor, a wall mounted radiator, spotlighting to the ceiling and an integrated dishwasher and upright fridge/freezer. A door leading to the rear garden. There is space for a large dining set and other desired furniture.

First Floor

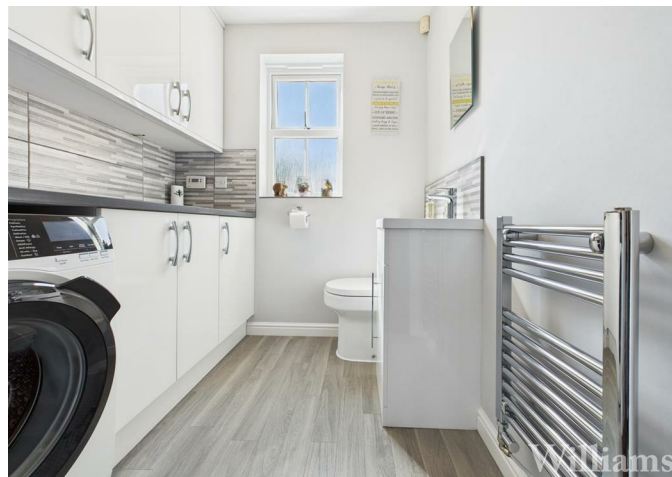
Carpeted stairs rise from the ground floor to the first floor landing, with two storage cupboards and doors to three of the bedrooms and the main bathroom. Double glazed window to the rear aspect. Carpeted stairs rise up to the second floor landing.

Master Bedroom

Master bedroom with carpet laid to floor and double glazed window to the front aspect, with a built in wardrobe, space for a double bed and other furniture. Door leading into the en-suite.

En-Suite

En-suite is newly fitted and comprises of enclosed double shower, low level WC and pedestal hand wash basin vanity unit, heated towel rail, extractor fan and recess spotlights. Small window to the side aspect. Fully tiled to all walls and to the floor.



The property is set close to all amenities including a range of eateries, off licence, dentist, hairdressers, co-op, the honey bee public house and a sports club/gym. Walking distance to St Marys Primary School, AVA secondary School, Aylesbury College & The Sir Henry Floyd Grammar School.



Bedroom Four

Bedroom four comprising of carpet laid to floor, with a double glazed window to the rear aspect and two storage cupboards, with a further built in wardrobe and space for a double bed and other furniture. Wardrobe contains a built in desk, light and shelving.

Bedroom Five

Bedroom five comprising of carpet laid to floor with a built in wardrobe and space for a double bed and other furniture.

Bathroom

Main bathroom suite comprising of a bath with shower, pedestal hand wash basin and low level WC, with part tiling to splash sensitive areas, wall mounted radiator and a double glazed window to the rear aspect.

Second Floor

Second floor comprising of carpet laid to floor, with doors to both bedrooms and a double glazed window to the rear aspect.

Bedroom Two

Bedroom two comprising of carpet laid to floor, with two storage cupboards and a door to the en-suite. There is a double glazed window to the rear aspect and ceiling skylight, and space for a double bed and other furniture.

En-Suite

En-suite comprises of a wall mounted radiator with enclosed double shower with remote start, low level W/C and hand wash basin set into a vanity unit.

Bedroom Three

Bedroom three comprising of carpet laid to floor, with two storage cupboards. There is a ceiling skylight and space for a double bed and other furniture.

Rear Garden

This beautifully landscaped enclosed rear garden with a brick wall to the perimeter and paved patio areas to two of the corners and the side. There is an expanse of lawn in the middle and a flower bed running alongside the outer wall. Garden shed, courtesy door to the garage and gated access to the driveway.

Garage and Driveway

There is a brick garage to the side of the property, with an up and over door and internal space for approximately one vehicle. A purpose built loft with ladder has been added providing additional storage space. Driveway leading to garage offers off-road parking for two vehicles.

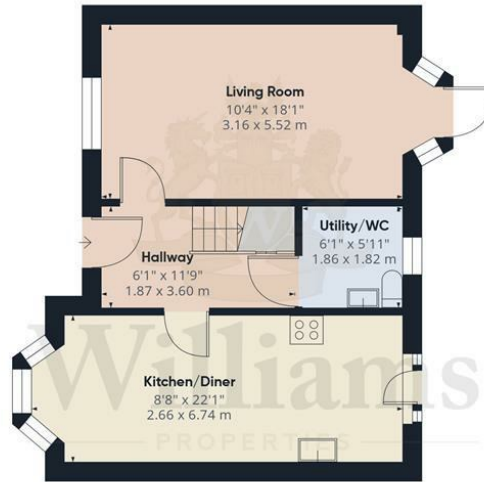
Buyers Notes

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.

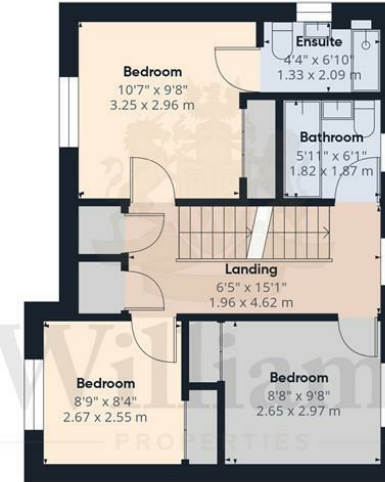
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area^m

1394 ft²

129.4 m²

Reduced headroom

77 ft²

7.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements 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.

GIRAFFE360



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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.