



Brimmers Way

Fairford Leys | Aylesbury | Bucks | HP19 7HQ



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A generous well proportioned four bedroom detached house set in the ever popular Fairford Leys development with a choice of local amenities including, shopping, eateries, doctors, dentist and high end gym with pool. The property comprises of hall, kitchen/breakfast, dining room, lounge, garden room, four bedrooms, En-suite to the master and a family bathroom. Outside includes a driveway, garden and garage with separate storage area and a garden office.

Guide price £550,000

- Detached Family Home
- En-Suite
- Kitchen/Breakfast Room
- Garage and Parking
- Four Bedrooms
- Landscaped Garden
- Three Reception Rooms
- Garden Office

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 E

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

LED lighting to stairs up to first floor with storage cupboard under and doors to lounge, dining room and the kitchen breakfast room. Wood effect Karndean laid to floor

Lounge

Double doors to the garden room, radiator TV aerial point and double doors to the dining room.

Dining Room

Wood effect Karndean flooring, radiator, double glazed window to the front aspect and double doors leading in to the lounge.



A very popular double fronted style property with a large garden room, driveway and detached garage. The property sits overlooking a brook and close to all of the amenities that Fairford Leys has to offer.



Garden Room

Double doors to the raised area of decking, windows overlooking the garden and underfloor heating.

Kitchen/Breakfast Room

Comprehensive range of refitted Shaker style units including large pan drawers, glazed display unit and integrated appliances including a double oven, gas hob and extractor, wine cooler, dishwasher and fridge freezer. Wood work tops, complimentary tiling, window to front and side, breakfast bar, tiled flooring, recessed ceiling lighting and door to a utility room.

Utility Room

Base units with roll top work top, space for washing machine, tiled flooring, wall mounted gas boiler, door to garden and a further door to the downstairs WC.

Downstairs WC

Comprising of a WC, wash basin, half height tiling room extractor and window to the rear.

FIRST FLOOR

Landing

Doors to all bedrooms, and family bathroom, a window to front and radiator.

Master Bedroom

Generous double size room with window to rear, LED lighting, radiator and door to the En-Suite.

En-Suite

Comprising of a tiled shower cubicle, wash basin, WC, shaver point and room extractor.

Bedroom Two

Double Size room with window to front and radiator.

Bedroom Three

Double size room, LED lighting with window to front and radiator.

Bedroom Four

Double size room, with window to rear, built in double wardrobe and a radiator.

Bathroom

Comprising of a three piece suite including, panelled bath with glazed screen and shower, wash basin and WC. Tiled walls and flooring, shaver point, room extractor and window to the rear.

Frontage

Open plan frontage, driveway for two vehicles leading to the detached garage.

Garage

Currently divided into two areas with a garage door opening to the original garage area. The other half now a storage area accessed via the courtesy door from the rear garden.

Garden Office

Located at the rear of the garage, tiled flooring, recessed ceiling lights and wall mounted heater.

Rear Garden

Enclosed area with paved pathway to rear of garage and garden office, patio, raised area of decking with outside lighting, established planters and an area of lawn.

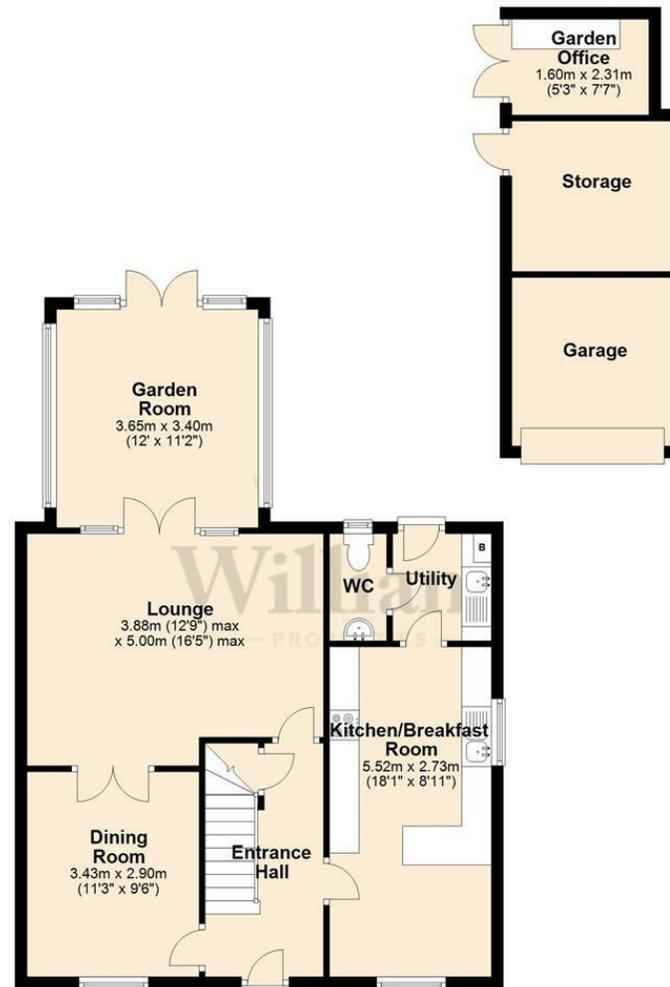
Buyer Notes

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(00-00) C			
(55-68) D				(00-00) D			
(39-54) E				(00-00) E			
(21-38) F				(11-20) F			
(1-20) G				(11-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			



Ground Floor



First Floor



Total area: approx. 147.5 sq. metres (1587.7 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.



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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.