



9 Swallow Lane

| Aylesbury | Buckinghamshire | HP19 7HN



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****SOLD STC**** Williams Properties are delighted to welcome to the market this excellent double fronted extended three bedroom detached house on the popular Fairford Leys development in Aylesbury. The property is in high order throughout and consists of a living room, kitchen/dining room, study, downstairs WC, three bedrooms, family bathroom and an en-suite. Outside, there is a rear garden, single garage and driveway parking for two vehicles. Viewing is highly recommended on this fantastic property, ideal for a family home.

Guide price £440,000

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.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

All main services available.

Entrance

Enter via the front door into the entrance hall. There are doors leading into the living room, kitchen/dining room, study and downstairs WC. Stairs rise up to the first floor landing.





- SOLD STC
- Detached
- En-Suite to Main Bedroom
- Garage and Driveway
- Three Bedrooms
- Kitchen/Dining Room
- Extended
- Viewing Highly Recommended

Living Room

Living room consists carpet laid to the floor, window to the front aspect and a door leading out into the rear garden. There is space for a three piece suite and other living room furniture.

Kitchen/Dining Room

Kitchen/dining room consists of tiles laid to the floor, with underfloor heating and a range of wall and base mounted units, with wooden and marble worktops. Inset sink, draining board, mixer tap and hot water tap. There is an integrated dishwasher, washing machine and wine fridge, with space for a free standing range cooker and fridge/freezer. Door leading into the garage, understairs storage and bi-folding doors to the rear and side aspect leading out into the rear garden. There is a breakfast bar and space for a dining set.

Study

Study consists of wooden flooring and a window to the front aspect. There is space for a range of different furniture.

Downstairs WC

Downstairs WC consists of tiles laid to splash sensitive areas, hand wash basin and low level WC.



The property is located on the edge of the Fairford Leys development in Aylesbury but still conveniently positioned a short walk away from the shops and restaurants in the village centre, as well as the Honey Bee family restaurant and the Nuffield Health gym and swimming pool. There is a bus route that serves the area and excellent road links with easy access to the A41.



First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into tall three bedrooms, family bathroom and storage cupboard.

Main Bedroom and En-Suite

Main bedroom consists of carpet laid to the floor, built in wardrobe, door leading into the en-suite and windows to the front and rear aspects. There is space for a double bed and other bedroom furniture. En-suite consists of wooden flooring and tiles laid to splash sensitive areas. There is a shower cubicle, hand wash basin and low level WC. Window to the front aspect.

Bedroom Two

Bedroom two consists of carpet laid to the floor, built in wardrobe and a window to the front aspect. There is space for a double bed and other bedroom furniture.

Bedroom Three

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

Family Bathroom

Family bathroom suite consists of wooden flooring and tiles laid to splash sensitive areas. There is a panelled bathtub, hand wash basin and low level WC. Window to the front aspect.

Rear Garden

Enclosed rear garden with patio and decking leading out from the kitchen/dining room and living room, with artificial grass laid to the remainder. There is a door leading into the garage and a wooden gate for rear access.

Garage and Parking

There is a single integrated garage to the side of the property, with power and light. Driveway parking in front for two 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.



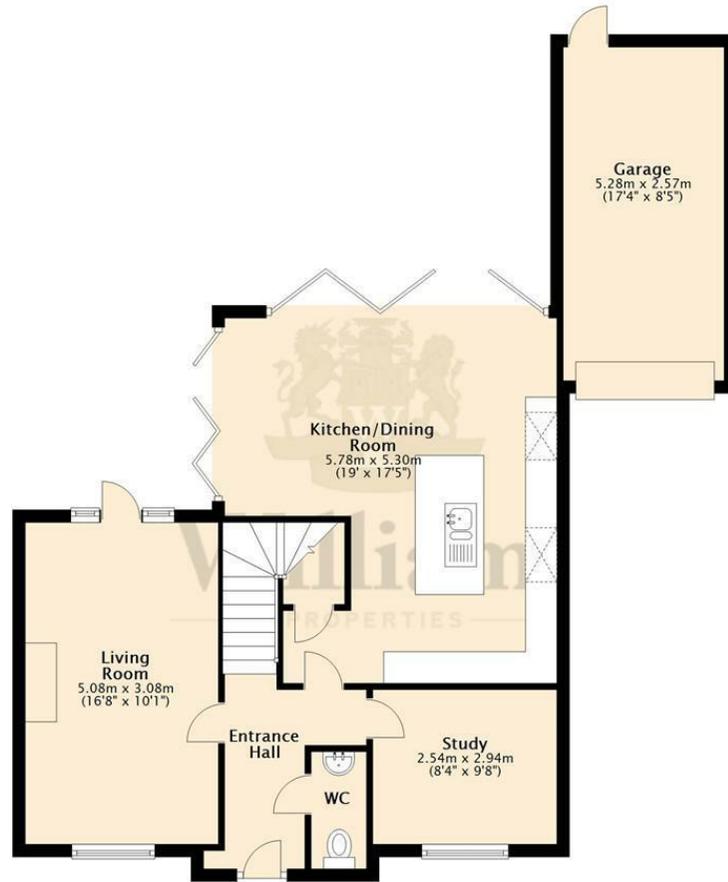
Energy Efficiency Rating		Current	Present	Environmental Impact (CO ₂) Rating		Current	Present
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(09-00) C			
(55-68) D				(05-08) D			
(39-54) E				(03-04) 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			
England & Wales				England & Wales			





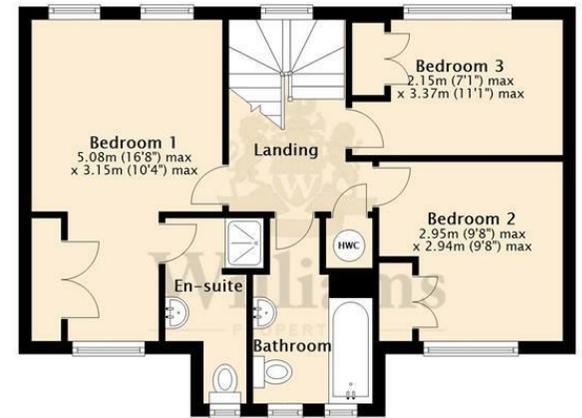
Ground Floor

Approx. 75.3 sq. metres (810.9 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.9 sq. feet)



Total area: approx. 122.1 sq. metres (1313.8 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.