



43 Great Meadow Way

| Aylesbury | | HP19 7GF





# 43 Great Meadow Way

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Williams Properties are pleased to welcome to the market this well appointed two bedroom, mid-terraced house on the popular Fairford Leys development in Aylesbury. The property comprises of two bedrooms, a family bathroom, downstairs cloakroom, a kitchen and a spacious lounge/diner with doors to the garden. Outside, there is a garden and allocated parking just a short walk from the property. Viewing is highly recommended on this ideal first time home.

## Offers in excess of £280,000

- \*NO CHAIN\*
- Downstairs Cloakroom
- Allocated Parking
- Spacious Lounge/Diner
- 2 Bedroom House
- Enclosed Rear Garden
- Popular Location
- Viewings 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 C

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hallway

This entrance hallway is comprised of wood effect flooring, a pendant light to the ceiling, wall mounted radiator, carpeted stairs to the first floor, a doorway to the kitchen, and doors to the downstairs cloakroom and lounge/diner.





The property is located on the Fairford Leys development and as such is close to the amenities of the centre, which include shops, restaurants and a Health Club and gym. There is a regular bus route that links Fairford Leys to Aylesbury Town.



### Cloakroom

This downstairs cloakroom is comprised of a wall mounted radiator, a low level WC, a spotlight to the ceiling and a hand wash basin with a mixer tap and tiling to splash sensitive areas

### Kitchen

This kitchen is comprised of wood effect flooring, tiling to splash sensitive areas, a pendant light to the ceiling, a window to the front aspect, a sink with a mixer tap and draining board and a range of wall and base mounted units including an oven, gas hob and extractor. Space and plumbing for a washing machine and a fridge/freezer.

### Lounge/Diner

This lounge/diner comprising of wood effect flooring, two pendant lights to the ceiling, two wall mounted radiators, vertical windows and double French doors to the enclosed rear garden and ample space for dining and living room furniture.

### First Floor Landing

This landing is comprised of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator and doors to the family bathroom and both bedrooms.

### Bedroom

This bedroom features wood effect flooring, a pendant light to the ceiling, a window to the rear aspect, two inset wardrobes and space for a bed and other bedroom furniture.

### Bathroom

This bathroom is comprised of laminate flooring, a spotlight to the ceiling, bathtub with a mixer tap and shower overhead, a wall mounted radiator, low level WC and a hand wash basin with a mixer tap and tiling to splash sensitive areas.

### Bedroom

This bedroom is comprised of two windows to the front aspect, two wall mounted radiators, a pendant light to the ceiling, carpeted flooring, multiple fitted wardrobes and ample space for a double bed and other bedroom furniture.

### Garden

This enclosed rear garden is comprised of a patio area to the rear of the property and grass lawn laid to the remainder.

### Parking

There is one allocated parking spot a short walk from the property.

### 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 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			
EU Directive 2002/91/EC			
England & Wales			
		87	72
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



Floor 0



Floor 1



**Approximate total area**  
578.01 ft<sup>2</sup>  
53.7 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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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.