



15 Stuchbury Close, Fairford Leys, Aylesbury, Buckinghamshire, HP19 8GD
Offers In Excess Of £550,000

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Presented to the market in excellent condition throughout, this bright and spacious four/five bedroom detached family home was built in 1998 and has been extensively renovated by the current owners. Situated on the highly sought-after Fairford Leys development, the property is within walking distance of the village centre, offering a wide range of local shops, restaurants and everyday amenities.

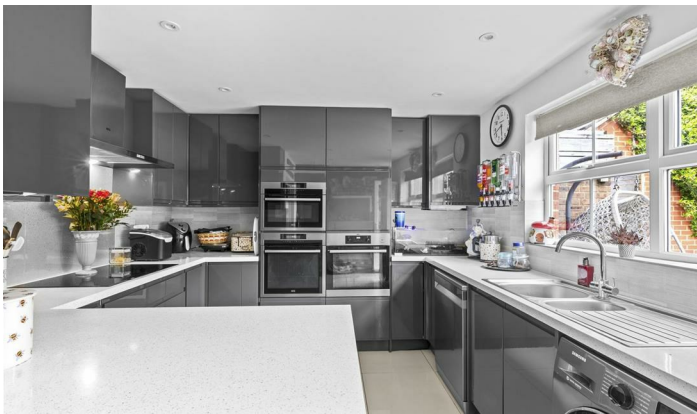
The well-balanced accommodation comprises: entrance hall, generous dual-aspect living room, ground floor office/guest bedroom, contemporary fitted kitchen/breakfast room, four bedrooms, en-suite bathroom to the principal bedroom, and a modern family bathroom.

Further benefits include a beautifully landscaped south-east facing rear garden featuring a swimming pool and outdoor kitchen, driveway parking for two vehicles, garage, solar panels, partially boarded loft space with pull-down ladder and lighting, gas central heating with a boiler installed in 2022, and UPVC double glazing throughout.



DETACHED FAMILY HOME
GARAGE & DRIVEWAY PARKING FOR TWO CARS
SWIMMING POOL & OUTDOOR KITCHEN
LARGE DOUBLE ASPECT LIVING ROOM
GROUND FLOOR STUDY/BEDROOM
GUEST CLOAKROOM
PRINCIPAL BEDROOM WITH EN-SUITE
MODERN FITTED KITCHEN/BREAKFAST ROOM
SOUGHT AFTER LOCATION
NEW BOILER INSTALLED IN 2022







Stuchbury Close

Approximate Gross Internal Area
Ground Floor = 650 sq ft / 60.4 sq m
First Floor = 625 sq ft / 58.1 sq m
Store / Garage = 298 sq ft / 27.7 sq m
Total = 1573 sq ft / 146.2 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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