hillyards.







Scan for further info

- Three bedroom house
- Immaculate condition
- Garage & parking
- Landscaped rear garden
- Less than 1 mile from station
- Popular modern development

£346,000 - Freehold

Fairford Leys Way, Aylesbury, Buckinghamshire, HP19 7FQ

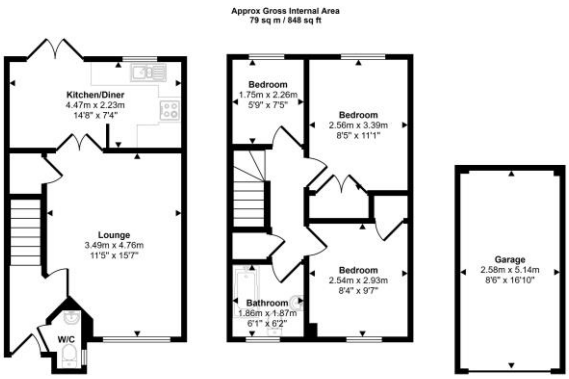
Fairford Leys Way, Aylesbury, Buckinghamshire, HP19 7FQ











Rear Garden

There is a landscaped rear garden laid initially to paving with pawned area & patio path leading to gated rear access.

Garage & Parking

There is a single garage located to the rear of the property with parking in front for several vehicles.

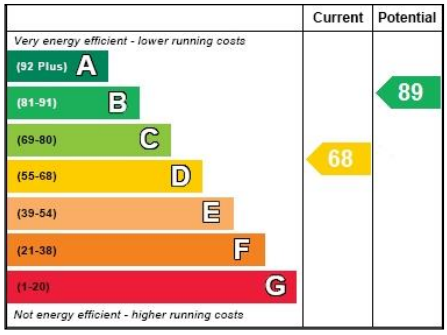
Map



Council Tax Band

D (approximately £2527.00 per annum based on 2 adults residing at the property).

Energy Performance Graph



Property Misdescription Act 1991: For clarification, we wish to inform prospective 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 should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Property Details: Awaiting vendors approval. Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask, or professional verification should be sought. All dimensions are approximate.

Floor plan: for illustrative purposes only, not to scale.

hillyards. **01296 429999**

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