

3 Bedroom
Semi-Detached
Extended Family home
Fairford Leys

5 NAPIER ROAD, AYLESBURY
BUCKS, HP19 7AY



£400,000

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Situated just over 2 miles walk from Aylesbury mainline train station which connects with London Marylebone in less than an hour, Napier Road is located in the centre of the desirable Fairford Leys Village, situated just outside Aylesbury. The village offers a wealth of facilities, such as restaurants, convenience stores, hair and beauty salons, a health club, a selection of walks and parks and the sought-after

THIS HOME FEATURES

EXTENDED

SPACIOUS FAMILY HOME

FAIRFORD LEYS DEVELOPMENT

0.6 MILE WALK TO ST. MARY'S

C OF E SCHOOL

THREE BEDROOMS

GUEST CLOAKROOM

GARAGE & DRIVEWAY

LIVING ROOM

FITTED KITCHEN

DINING ROOM

St. Mary's Church of England Combined School (0.6 miles from this property). The area is situated on the popular Silver Rider bus route linking the development to the Town Centre and London bound mainline train station.

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LIVING AREA

2 RECEPTIONS

The living accommodation comprises lounge with patio doors opening into the rear extension (currently used as), dining room.

KITCHEN

Modern fitted kitchen comprising units at base and eye level, work surface areas, space for a range cooker, space for fridge freezer. and washing machine, inset sink/drainier.



BATHROOMS

Modern fitted four-piece bathroom comprising wash hand basin, panelled bath, walk-in shower, low-level WC, guest cloakroom.

3 BEDROOMS

The property comprises three bedrooms, built in wardrobes to master bedroom.

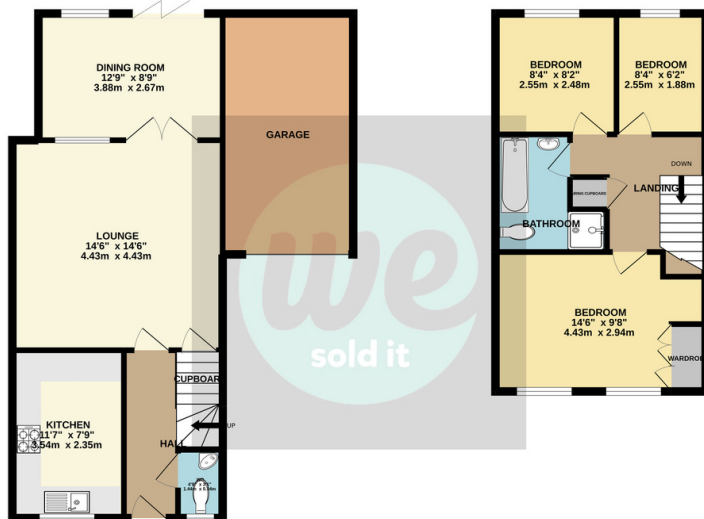


Located on the popular Fairford Leys Village, the property is a few minutes walk from an array of amenities and leisure facilities as well as just 0.6 miles walk from St. Mary's Church of England Combined School (Infant and Juniors). This extended three bedroom Semi-detached property comprises entrance hall, guest cloakroom, lounge, dining room, modern fitted kitchen, three bedrooms, family bathroom. Private and enclosed rear enclosed garden, garage and driveway to side





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1022 sq ft. (95.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.
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OUTSIDE

The property offers private and enclosed garden space to the rear which is mainly laid to lawn and enclosed by timber panel fencing. UPVC double glazed door leading to into the rear extension.

PARKING

Garage and Driveway to the side.

VIEWINGS

Strictly by appointment with WeSoldIt.co.uk



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

