

4 Bedroom
DETACHED
Family home

Fairford Leys

27 PORTMAN MEWS, FAIRFORD LEYS
AYLESBURY, BUCKINGHAMSHIRE HP19 7AX



£525,000

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



LOCATION

Situated on the highly sought after area of Fairford Leys Village, Portman Mews is located just 0.4 mile walk of the village centre which provides a wealth of facilities, such as restaurants, convenience stores, hair and beauty salons, a health club , a selection of walks and park. The sought-after St. Mary's Church of England Combined School is just 0.4 miles from the property.

THIS HOME FEATURES

SPACIOUS FAMILY HOME
FAIRFORD LEYS DEVELOPMENT
0.6 MILE WALK TO ST. MARY'S
C OF E SCHOOL
ENSUITE SHOWER
FOUR DOUBLE BEDROOMS
GUEST CLOAKROOM
GARAGE & DRIVEWAY
PARKING
OPEN PLAN LOUNGE &
DINING SPACE
MODERN FITTED KITCHEN

The area is situated on the popular Silver Rider bus route linking the development to the Town Centre and London bound mainline train station which is a 1.7 mile walk from the property.

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



PROPERTY SUMMARY

Located in the centre of the popular Fairford Leys Village, this detached, four double bedroom family home is a few minutes walk from an array of amenities and leisure facilities as well as just 0.6miles walk from St. Mary's Church of England Combined School

The property comprises entrance hall, guest cloakroom, modern refitted kitchen offering a range of storage cupboards and worksurfaces, open plan lounge and dining area, four double bedrooms bedrooms, family bathroom and ensuite shower room to master. Private and enclosed rear enclosed garden, garage and driveway parking







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL FLOOR AREA: 1196 sq. ft. (111.1 sq. m.) approx.
 Whilst every effort has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency at the time of writing.
 Based on RICS Form CP12/13



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.



WeSoldIt.co.uk
 hello@WeSoldIt.co.uk