

AWAITING  
VENDORS  
APPROVAL

hillyards.



This spacious three bedroom family home is located on the popular Fairford Leys development which has various shops, food outlets, pub, gym and highly regarded school. Accommodation consists of entrance hall, cloakroom, kitchen/breakfast room, lounge, master bedroom with en-suite, two further bedrooms and family bathroom. Other benefits include enclosed rear garden, garage with driveway, gas central heating and UPVC double glazing.

**£285,000 Freehold**

Arcott Way, Aylesbury, Buckinghamshire. HP19 7BA

## Ground Floor

### **Entrance Hall:**

UPVC double glazed door, tiled floor, radiator, stairs to first floor.

### **Guest Cloakroom:**

UPVC double glazed window to front aspect, low level w/c, hand basin, tiled floor and radiator.

### **Kitchen/Breakfast Room:**

11'0 x 8'9 (3.35m x 2.67m)

UPVC double glazed window to front aspect, a range of base and eye level kitchen units with roll top work surface, single bowl sink unit with mixer tap, built in oven and gas hob with extractor fan over, spaces for washing machine, tumble dryer, dishwasher, built in freezer, tiled floor, breakfast bar and radiator.

### **Lounge:**

15'6 x 14'10 (4.72m x 4.52m)

UPVC double glazed window to rear aspect, UPVC double glazed double doors leading to rear garden, fire place with electric fire, marble effect inset and hearth, laminate wood flooring, television and telephone points, under stairs storage cupboard and double radiator.

## First Floor

### **Landing:**

Stairs rising from ground floor, airing cupboard, access to loft via ceiling inset hatch, doors to all first floor accommodation.

### **Bedroom 1:**

11'2 x 9'3 (3.40m x 2.82m)

UPVC double glazed window to front aspect, built in double wardrobe, television and telephone points and radiator.

### **En-suite:**

Shower cubical, low level w/c, hand basin, ceramic tiling, extractor fan and radiator.

### **Bedroom 2:**

10'4 x 8'3 (3.15m x 2.51m)

UPVC double glazed window to rear aspect, television point and radiator.

### **Bedroom 3:**

7'2 x 7'1 (2.18m x 2.16m)

UPVC double glazed window to rear aspect, telephone point and radiator.

### **Bathroom:**

UPVC double glazed window to front aspect, panelled bath with mixer tap and shower attachment, low level w/c, hand basin, ceramic tiling, shaver point and radiator.

## Exterior

### **Parking:**

Parking to the front of the property and drive in front of garage at the rear.

### **Rear Garden:**

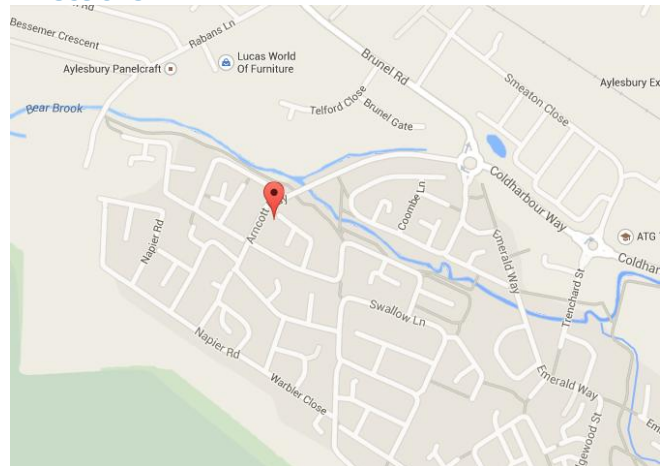
Laid to lawn, patio area, enclosed by wood panelled fencing to either side and brick wall to rear with gated rear access.

### **Garage:**

Single garage with up and over door located in a block at the rear of the property.

## Property Info

### **Directions:**



### **Council Tax Band:**

**C** (approximately £1352.05 per annum based on 2 adults residing at the property)

### **Energy Performance Graph:**

Awaiting File.

**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.

**Money Laundering Regulations 2003:** 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.