

4 Bedroom

TERRACED

Family home

FAIRFORD LEYS



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



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.

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Located in the centre of the popular Fairford Leys Village, this mews style terraced four double bedroom family home 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. 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, family bathroom and ensuite shower room to master. Private and enclosed south-facing enclosed rear garden, garage and driveway parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1098 sq ft (101.1 sq m) approx.
*When every energy has been made to ensure the accuracy of the floor plan and all measurements. All dimensions, unless specified, are approximate and are not intended to be used for any legal or financial purposes. The floor plan and dimensions are for illustrative purposes only. The services, systems and appliances shown have not been tested and are not guaranteed to be in working order or to comply with the relevant regulations.



VIEWINGS

Strictly by appointment with
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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.

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