

4 Bedroom
Town House
Fairford Leys
NO UPPER CHAIN

**31 CROWELL MEWS
AYLESBURY HP19 7HB**



£410,000

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



LOCATION

Situated just 1.5 miles walk from Aylesbury mainline train station which connects with London Marylebone in less than an hour, Crowell Mews 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

SPACIOUS FAMILY HOME
FAIRFORD LEYS DEVELOPMENT
0.3 MILE WALK TO ST. MARY'S
C OF E SCHOOL
ENSUITE SHOWER
FOUR BEDROOMS
GUEST CLOAKROOM
GARAGE & DRIVEWAY
LOUNGE
FITTED KITCHEN

St. Mary's Church of England Combined School (0.3 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

RECEPTIONS

The property comprises a 17ft living room situated on the first floor.

KITCHEN/UTILITY

Modern fitted kitchen comprising units at base and eye level, work surface areas, integrated oven with gas hob and extractor fan, inset sink/drainer, integrated dishwasher, space for fridge freezer. space washing machine.

BATHROOMS

Modern fitted bathroom comprising wash hand basin, panelled bath with shower over, low-level WC. Ensuite shower to master and guest cloakroom.

4 BEDROOMS

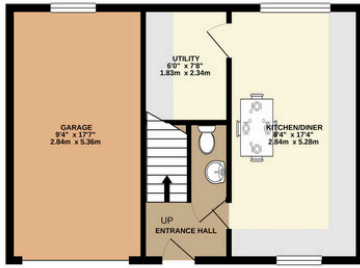
Spread over the first and second floor, with the master bedroom and beds 3 & 4 being situated on the second floor. Master bedroom benefits from an ensuite shower. Bedroom two situated on the first floor.



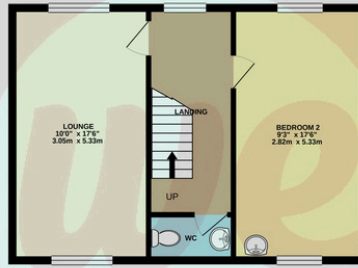
Located in the centre of the popular Fairford Leys Village, the property is a few minutes walk from an array of amenities and leisure facilities as well as just 0.3miles walk from St. Mary's Church of England Combined School (Infant and Juniors). The property comprises entrance hall, guest cloakroom, modern fitted kitchen, four bedrooms, family bathroom and ensuite shower room to master. Enclosed front, garden garage and driveway.



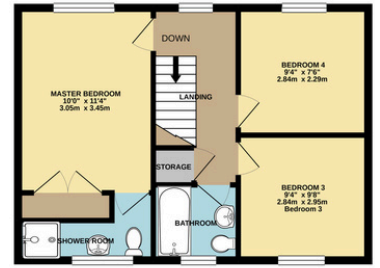
GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



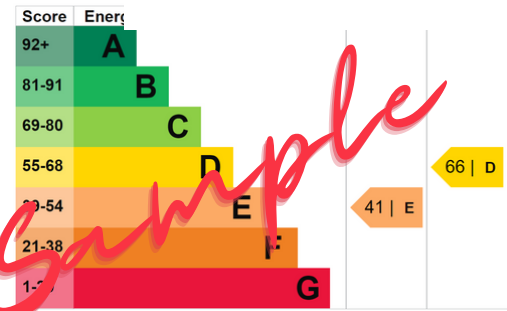
2ND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



sold it

TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OUTSIDE

Enclosed garden accesses via double gates, driveway and garden.



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.

