



Connells  
02080 395 710  
FOR SALE

Connells

Sandhill Way  
Aylesbury



## Property Description

**\*\* NO UPPER CHAIN \*\***

Connells are delighted to present this rarely available detached family home, located in the highly sought-after Fairford Leys development. Beautifully maintained throughout, the accommodation comprises a welcoming entrance hall with tiled flooring and under-floor heating, two reception rooms, a contemporary fitted kitchen, four double bedrooms, and a modern family bathroom.

Further benefits include a guest cloakroom, a conservatory, and an en-suite to the principal bedroom. Outside, the property boasts a landscaped 'L'-shaped garden, along with privacy gates leading to a generous driveway providing off-road parking for multiple vehicles and access to a double garage with power and lighting.

Ideal for families, the home is conveniently positioned with excellent transport links, including regular bus services to Aylesbury town centre and railway station. A range of well-regarded nurseries, primary and secondary schools are within catchments, including St Mary's. Fairford Leys village square offers a variety of shops, restaurants, a church, community centre, and health club, while Aylesbury provides extensive shopping, leisure, and mainline rail services to London Marylebone in approximately one hour.

Viewing is highly recommended.

For further details or to arrange a viewing, please contact Connells today.

## Entrance

Storm porch over front door to

## Entrance Hall

Window to side aspect, ceramic tiled floor with under floor heating, doors to all rooms, stairs rising to the first floor, under-stair storage.

## Cloakroom

Window to side aspect, low level wc, pedestal wash hand basin, tiled splash back area, radiator.

## Living Room

19' 5" MAX x 10' 9" MAX ( 5.92m MAX x 3.28m MAX )

Window to the side, dual windows to the front, television point, telephone point, radiator, bespoke sandstone fireplace with inset electric fire, radiator.

## Kitchen

12' 8" MAX x 9' 8" MAX ( 3.86m MAX x 2.95m MAX )

Fitted kitchen comprised of range of storage units at base and eye level, rolled edge work surface areas, single drainer sink unit with mixer tap, tiled splash back areas, integrated oven and gas hob with extractor hood over, integrated dishwasher and fridge/freezer, window to the side, door to rear garden, tiled floor with under floor heating.

## Dining Room

12' 9" x 9' 6" ( 3.89m x 2.90m )

Sliding door to conservatory, radiator.

## Conservatory

9' 10" x 8' 11" ( 3.00m x 2.72m )

French style patio door to the rear, ceramic tiled floor.

## First Floor Landing

Loft access, airing cupboard.

## Bedroom One

12' 3" MAX x 9' 10" MAX ( 3.73m MAX x 3.00m MAX )

Window to the rear and side, radiator, built in wardrobe, telephone point, door to en-suite.

## En-Suite

Window to side aspect, walk in shower cubicle, wash hand basin set in vanity unit, low level wc, radiator.

## Bedroom Two

10' 7" MAX x 10' 1" MAX ( 3.23m MAX x 3.07m MAX )

Window to the front aspect, built in wardrobe, radiator.

## Bedroom Three

10' 7" MAX x 9' 2" MAX ( 3.23m MAX x 2.79m MAX )

Windows to the front and side, radiator.

## Bedroom Four

13' MAX x 7' MAX ( 3.96m MAX x 2.13m

MAX )

Window to the rear aspect, radiator, telephone point.

## Bathroom

Window to side aspect, white suite comprising paneled bath with shower over, wash hand basin and low level wc set in vanity unit, heated towel rail.

## Outside

## Garage

Privacy gates to driveway leading to double garage with twin up and over doors, power and lighting, eaves storage.

## Front Garden

Laid to lawn with flower bed, trellis with trained roses, ornate railing.

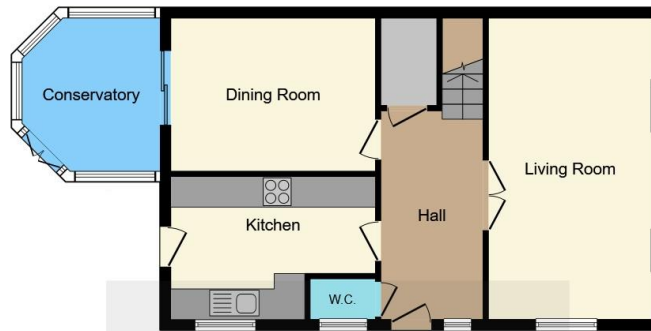
## Rear Garden

A landscaped and private garden with large paved patio area, courtesy door to garage with a step rising to lawned area, well stocked borders edged by railway sleepers comprising of fruit trees, shrubs and flowers, enclosed by wall and timber panel fencing, additional raised patio area, outside cold water tap.

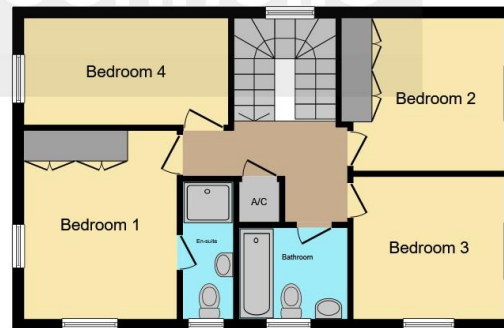








**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
AYLESBURY HP19 7HT

EPC Rating: D Council Tax  
Band: F

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304838](http://connells.co.uk/Property/LEY304838)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LEY304838 - 0002