



banners & tabingtons

Standfield Close

Fairford Leys

Standfield Close  
Fairford Leys  
Aylesbury  
HP19 8GR

Offers Over - £300,000

A beautifully presented and stylish two bedroom terraced home positioned in a quiet cul-de-sac within the popular development of Fairford Leys. The property is located within the highly regarded town of Aylesbury with excellent schools, shopping facilities, supermarkets and transport links including excellent bus routes and a mainline train station linking directly to London, Marylebone station in approximately 50 minutes.

The property accommodation comprises of the following, good sized living room with bespoke fitted TV unit and understairs cupboards, a kitchen benefiting from waist height & eye level cupboards flowing through to the dining room with French doors opening to the sunny rear garden.

Upstairs you will find a landing linking to two good sized double bedrooms, both with built in wardrobes and a recently updated family bathroom with bath and over head shower.

To the rear, French doors from the dining area lead you out to a good sized, sunny rear garden which is low maintenance mainly laid with astro-turf and a patio area at the top of the garden, perfect for alfresco dining on those warm summer evenings.

To the front, there are two allocated parking spaces directly out the front of the house.

Other notable features include, mains gas central heating system, double glazed windows and loft storage space.





## Aylesbury Town

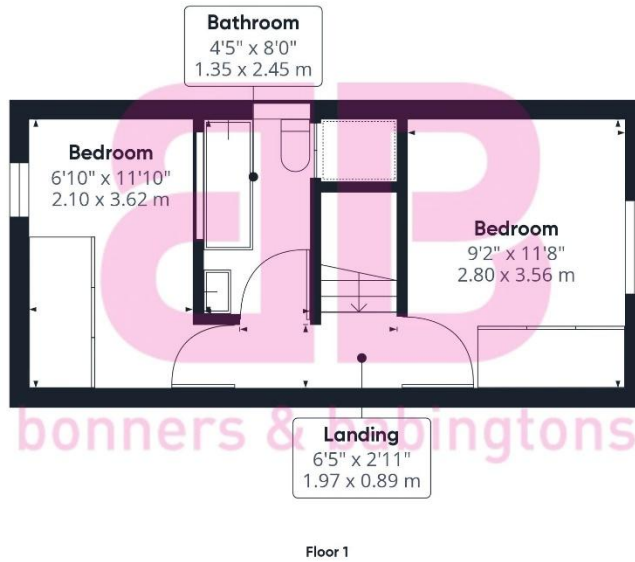
The county town of Aylesbury offers a comprehensive range of shopping and entertainment facilities, including the fantastic Waterside Theatre and Odeon Cinema.

Aylesbury station provides a 50 minute service to London Marylebone. Aylesbury Parkway is an alternative and also serves Birmingham. The M40 can be found just outside Thame. Luton and London Heathrow Airports are both under an hour by road with Birmingham Airport about an hour and a half.

Aylesbury Grammar School along with the High School and the Sir Henry Floyd Grammar School consistently achieve outstanding results locally. Aylesbury College has also undergone a major investment in new buildings and technology in recent years.

## EPC RATING - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - Super-saving homes	A		
95-100	B		90
80-95	C		72
65-80	D		
50-65	E		
35-50	F		
20-35	G		
Less than 20			
Net energy efficient - higher-savings homes			
England & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>m</sup>**  
625.71 ft<sup>2</sup>  
58.13 m<sup>2</sup>

**Reduced headroom**  
7.86 ft<sup>2</sup>  
0.73 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

78 High Street, Princes Risborough,  
Buckinghamshire, HP27 0AX

**01844 343661**

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