



Price £425,000 Freehold

An ideal family home located in the popular Berryfields development, close to schools and parks. The property benefits from living room, kitchen/diner, cloakroom, three bedrooms, en suite & family bathroom, landscaped garden, garage & driveway. Viewing comes highly recommended.

LOCATION

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and back to the town centre. The development is home to Aylesbury Parkway Station which offers mainline services into London Marylebone in just under an hour. There is a parade of shops and a Miller and Carter restaurant on the development as well as a secondary school and two primary schools.

ACCOMMODATION

HALLWAY - Stairs to the first floor. Doors to the cloakroom, living room and kitchen/diner.

CLOAKROOM - WC, hand wash basin and radiator.

LIVING ROOM - Window to the front, space for a sofa set and other furniture.

KITCHEN/DINER - Range of wall and base units with wood effect worktops, inset gas hob, splashback and cooker hood, integrated fridge/freezer, dishwasher, washing machine and oven. French doors to the rear garden, storage cupboard and space for a dining set.

FIRST FLOOR - Doors to all rooms. Loft access. Airing cupboard.

BEDROOM ONE AND EN SUITE - Double room with built in wardrobe. En suite with shower cubicle, heated towel rail, WC and hand wash basin.

BEDROOM TWO - Double room.

BEDROOM THREE - Single room.

BATHROOM - Part tiling to walls, bathtub with shower, WC, hand wash basin and radiator.

OUTSIDE

REAR GARDEN - Enclosed rear garden with patio, grass and decking areas, built in planters and gated access.

GARAGE AND PARKING - Single garage with light and power,



driveway parking in front.





Floorplan

- BERRYFIELDS
- DETACHED FAMILY HOME
- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- KITCHEN/DINER
- WALKING DISTANCE TO SCHOOLS
- EN SUITE, FAMILY BATHROOM AND CLOAKROOM
- COUNCIL TAX BAND D
- WELL PRESENTED THROUGHOUT
- VIEWING HIGHLY ADVISED

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus)	A		93
(81-91)	B		
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	