



3 BEDROOM FAMILY HOME* *REDECORATED THROUGHOUT A very well presented and spacious home situated on the popular Berryfields development, just a short walk from the Aylesbury Vale Parkway train station with trains direct to London Marylebone. The house is also within walking distance of Aylesbury Vale Academy and Buckingham Park School.

Accommodation is spread over three floors and consists of: entrance hallway, cloakroom, fitted kitchen / dining room inclusive of oven, hob, fridge freezer and dishwasher, lounge, master bedroom with en-suite, two further bedrooms, and family bathroom with shower over bath. The property also benefits from an enclosed rear garden, and driveway parking. We would recommend an internal viewing.

One week holding deposit required to secure - £415.38

£1,700 Per Calendar Month

49 Topaz Lane, Aylesbury, Buckinghamshire HP18 0ZP

Lounge

15'1 x 9'9

Kitchen

15'1 x 7'8

Bedroom

12'2 x 10'8

Bedroom

15'1 x 8'5

Bedroom

15'1 x 9'1

Bathroom

7 x 6'3



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

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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