



**Michael**  
**ANTHONY**

11 Bennet Way Berryfields

**£525,000** Freehold

Berryfields- Four bedroom detached Kentdale style Taylor Wimpey built family home. \*\*360 \*\*virtual tour. The home benefits from well laid out accommodation and a good garden plot. There is a driveway providing ample off street parking for 2/3 vehicles as well as the garage that offers eaves storage. The home is in excellent order and the large fully appointed kitchen diner offers a great entertaining/family area. The master bedroom benefits from an en suite. Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside.

# 11 Bennet Way

Berryfields  
Aylesbury  
Buckinghamshire  
HP18 1AL

- BERRYFIELDS FOUR BEDROOM DETACHED FAMILY HOME
- TAYLOR WIMPEY - 'THE KENTDALE' DESIGN
- HIGH SPECIFICATION KITCHEN DINER
- LARGE LOUNGE
- CLOAKROOM
- EN SUITE TO MASTER BEDROOM
- LARGE DRIVEWAY WITH GARAGE
- ENCLOSED REAR GARDEN
- WALKING DISTANCE TO GREENRIDGE PRIMARY SCHOOL AND AYLESBURY VALE ACADEMY
- Council Tax Band: E



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



Michael Anthony Estate Agents 54 Kingsbury Aylesbury Buckinghamshire HP20 2JE  
Tel: 01296 433666 Email: aylesbury@michaelanthony.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 co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to 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. This is advisable, 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 approved details should be requested from the agents