



FARLEIGH DRIVE, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £490,000
FREEHOLD

An attractive three/four bedroom detached home located in the popular Berryfields development, within walking distance of schools and local amenities. The property offers a spacious living room, dining room, modern kitchen with utility, and a convenient cloakroom. Upstairs features three bedrooms, including a main bedroom with walk-in wardrobe and en suite, plus a family bathroom. Outside, there is a private rear garden, garage and off-road parking.



FARLEIGH DRIVE

- BERRYFIELDS DEVELOPMENT • THREE/FOUR BEDROOM DETACHED HOUSE • GARAGE AND PARKING • STYLISH KITCHEN WITH INTEGRATED APPLIANCES • LARGE DUAL-ASPECT LIVING ROOM • UTILITY AND CLOAKROOM • ENCLOSED GARDEN • WALKING DISTANCE TO SCHOOLS



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

The welcoming entrance hall is bright and spacious, with stairs rising to the first floor, a cloakroom and a useful understairs storage cupboard. To the front, the dual-aspect living room is a generous size, while the separate dining room also benefits from a dual aspect and features double doors opening out to the garden, creating a lovely space for entertaining.

The stylish kitchen is fitted with a range of modern units and includes an inset gas hob with splashback and cooker hood, integrated oven and grill, fridge and dishwasher. A breakfast bar provides casual seating space, and the adjoining utility room offers additional storage along with an integrated washing machine.

Upstairs, the landing provides loft access and an airing cupboard. The main bedroom is a superb size,

with a walk-in wardrobe and en suite shower room. Originally designed as two bedrooms, this space can easily be reconfigured back into a fourth bedroom if required with a stud wall. There are two further well proportioned bedrooms and a modern family bathroom.

Outside, the enclosed rear garden features both a paved patio area and lawn, with gated access leading to the parking area. The property benefits from a garage with light and power, as well as off-road parking. There is an additional off road parking space with EV charger.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1471.00 sq ft

Tenure – Freehold



