

MONARCH STREET, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £349,950

FREEHOLD

A three bedroom end-of-terrace home, located in the popular Berryfields development close to schools, open fields, parks and local amenities. Offered with no upper chain, the property features a modern kitchen with integrated appliances, cloakroom and a bright living room. Upstairs offers three bedrooms including a master with en suite, plus a family bathroom. Outside benefits include a private rear garden and shared driveway parking.



MONARCH STREET

• BERRYFIELDS • THREE BEDROOM END-OF-TERRACE HOME • OFFERED WITH NO UPPER CHAIN • KITCHEN WITH INTEGRATED APPLIANCES • SHARED DRIVEWAY • DOWNSTAIRS CLOAKROOM • LOW MAINTENANCE GARDEN • CLOSE TO SCHOOLS, FIELDS & PARKS • EN SUITE TO MAIN BEDROOM • CLOSE TO LOCAL AMENITIES



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

On the ground floor, the entrance hall leads to a cloakroom and a kitchen fitted with integrated appliances including a fridge, dishwasher, and washing machine, along with an inset gas hob and oven. There is also space for a dining table. To the rear, the spacious living room provides flexibility for a variety of furnishings and benefits from double doors opening directly onto the garden, creating a bright and sociable space.

Upstairs, there are three bedrooms, with the main bedroom enjoying its own en suite shower room. A modern family bathroom serves the remaining bedrooms.

Outside, the rear garden has a patio area, artificial grass for low maintenance, a garden shed and gated

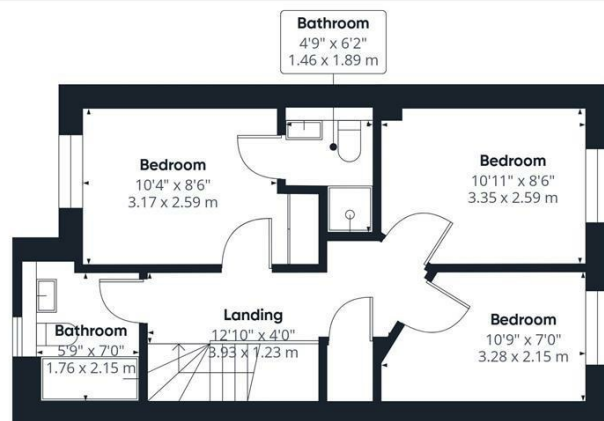
access. To the side of the property, a shared driveway provides parking for two vehicles.

MONARCH STREET





Ground Floor



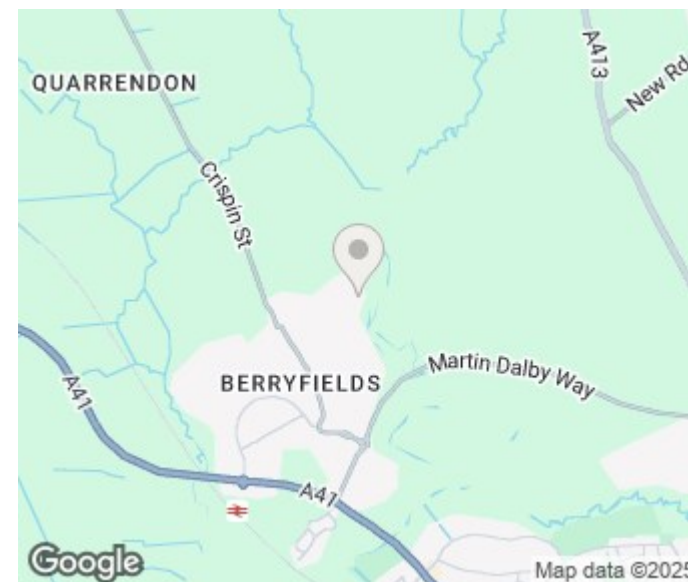
Floor 1

Approximate total area⁽¹⁾
830 ft²
77.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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