



## WYATT WAY, BERRYFIELDS, AYLESBURY

**PRICE £315,000**

**FREEHOLD**

A well presented two bedroom semi-detached home located in the Berryfields development, close to local parks, open fields and schools. The property offers an entrance hall with cloakroom, a modern kitchen and a bright living room with access to the landscaped garden. Upstairs features two double bedrooms and a family bathroom. Outside, there is a private driveway providing off road parking.



## WYATT WAY

• POPULAR BERRYFIELDS DEVELOPMENT • TWO  
BEDROOM SEMI-DETACHED HOUSE • LANDSCAPED  
REAR GARDEN • CLOSE TO PARKS, FIELDS AND  
SCHOOLS • DRIVEWAY PARKING FOR TWO  
CARS • DOWNSTAIRS CLOAKROOM • TWO DOUBLE  
BEDROOMS • SPACIOUS LIVING ROOM



### 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

Upon entering, you are welcomed into an entrance hall with stairs to the first floor and access to a convenient cloakroom. The kitchen is fitted with a range of contemporary wall and base units, an inset gas hob with oven and cooker hood, and space for both a washing machine and fridge/freezer.

To the rear, the spacious living room provides ample space for a range of furniture and features a useful under-stairs storage cupboard along with double doors opening out to the rear garden.

The first floor offers two double bedrooms and access to the loft, ideal for additional storage. A family bathroom completes the upstairs accommodation, fitted with a three-piece suite including bath, basin and WC.

Outside, the landscaped rear garden has been thoughtfully designed with a patio area, lawn, built-in planters and a garden shed. A gated side access leads to the driveway, providing off-road parking for two cars.



## WYATT WAY





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
593 ft<sup>2</sup>  
55 m<sup>2</sup>

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(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	

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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