



REDCURRANT AVENUE, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £450,000

FREEHOLD

A spacious four bedroom semi-detached townhouse situated in the popular Berryfields development, arranged over three floors. The property features a modern kitchen/diner, downstairs cloakroom and a first floor living room. There are four bedrooms, including a master bedroom with en suite, along with a family bathroom. Outside benefits include a private garden, integral garage and driveway. An ideal family home in a popular location close to local amenities, schools and transport links.



REDCURRANT AVENUE

• POPULAR BERRYFIELDS DEVELOPMENT • FOUR BEDROOM SEMI-DETACHED TOWNHOUSE • FIRST FLOOR LIVING ROOM WITH JULIET BALCONY • ENCLOSED REAR GARDEN • ARRANGED OVER THREE FLOORS • EN SUITE TO MASTER BEDROOM • GARAGE AND DRIVEWAY • CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS



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, Berryfields C Of E Primary and Green Ridge Primary Academy.

ACCOMMODATION

Upon entering the property, you are welcomed into an entrance hall with stairs to the first floor, a cloakroom and a built in understairs cupboard. To the rear, the generous kitchen/diner features a range of modern fitted units with an inset gas hob, oven, grill and cooker hood, along with integrated appliances including a fridge/freezer, washing machine and dishwasher. There is ample space for a family dining table, and French doors open directly onto the rear garden.

On the first floor, there is a comfortable living room with a Juliet balcony, offering plenty of natural light and an attractive outlook. Also on this level is a family bathroom and a bedroom, ideal for guests or use as

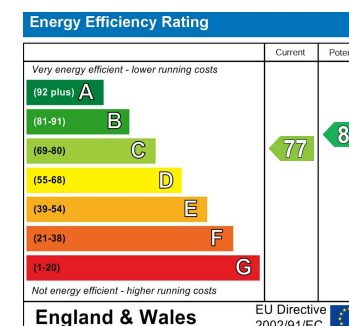
a study.

The second floor provides access to three further bedrooms, including a master bedroom with en suite shower room.

Outside, the rear garden is mainly laid to lawn with a paved patio area, perfect for outdoor dining and relaxation. There is gated access to the front of the property. There is an integral garage with light and power and driveway parking for additional convenience.

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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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