

2 Bedroom
Modern Home
Semi Detached
43 Merton Close, Berryfields
Aylesbury HP18 0ZN



£325,000

TEL. 01296 761 331
EMAIL; HELLO@WESOLDIT.CO.UK



THIS HOME FEATURES

POPULAR BERRYFIELDS
DEVELOPMENT
LOUNGE/DINER
MODERN FITTED KITCHEN
GUEST CLOAKROOM
ENSUITE TO MASTER
TWO DOUBLE BEDROOMS
ALLOCATED PARKING
FOR TWO VEHICLES

LOCATION

Berryfields is a popular modern development located on the outskirts of Aylesbury, providing excellent amenities and transport links. A selection of shops situated nearby including a Sainsbury's local, takeaway and a coffee shop, Educational needs are met by the on-development primary and secondary schools and the mainline train station

connects with London Marylebone in just under an hour. With green spaces and parks located within the development, open countryside surrounding, and the Waddesdon Greenway walkway leading to Waddesdon Manor a host of outdoor activities await.



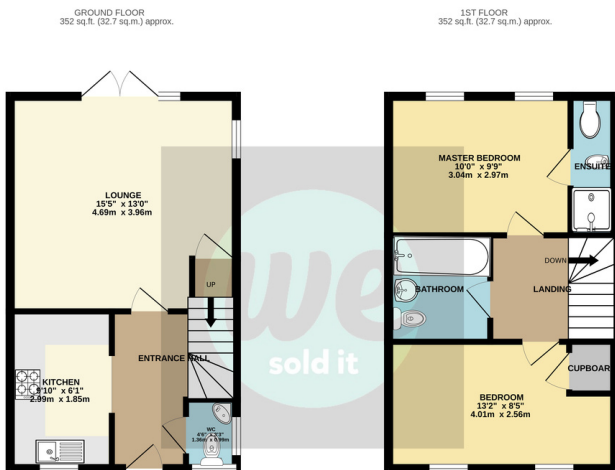
PROPERTY SUMMARY

Experience modern living at its finest with this immaculate two-bedroom, semi-detached property, nestled within the sought-after Berryfields development. This stunning home offers a perfect blend of comfort and style, designed to cater to the needs of contemporary homeowners.

As you step inside, you are greeted by a welcoming entrance hall which opens into the modern fitted kitchen, boasting sleek finishes and high-quality appliances. The lounge/diner offers a spacious and versatile area, perfect for entertaining guests or enjoying a quiet evening in. Additionally, a convenient guest cloakroom adds to the thoughtful layout of the ground floor. Upstairs, two generously sized double bedrooms await. The master bedroom features an ensuite shower room for added privacy and luxury. The second bedroom is equally impressive, offering ample space and comfort. A well-appointed bathroom completes the upper level. Outside, the rear garden has been thoughtfully improved, creating a charming outdoor space for relaxation or entertainment. With two allocated parking spaces, this home combines convenience with elegance.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 703 sq. ft. (65.3 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The actual layout and dimensions shown here are not intended to be guaranteed.



VIEWINGS

Strictly by appointment with
 WeSoldIt.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 prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you 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, or professional verification should be sought. We would recommend you do this, 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 complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



Tel. 01296 761331
 hello@WeSoldIt.co.uk