

2 Bedroom Modern Home

Semi Detached

9 Quindell Close, Berryfields
Aylesbury HP18 1AQ



£325,000

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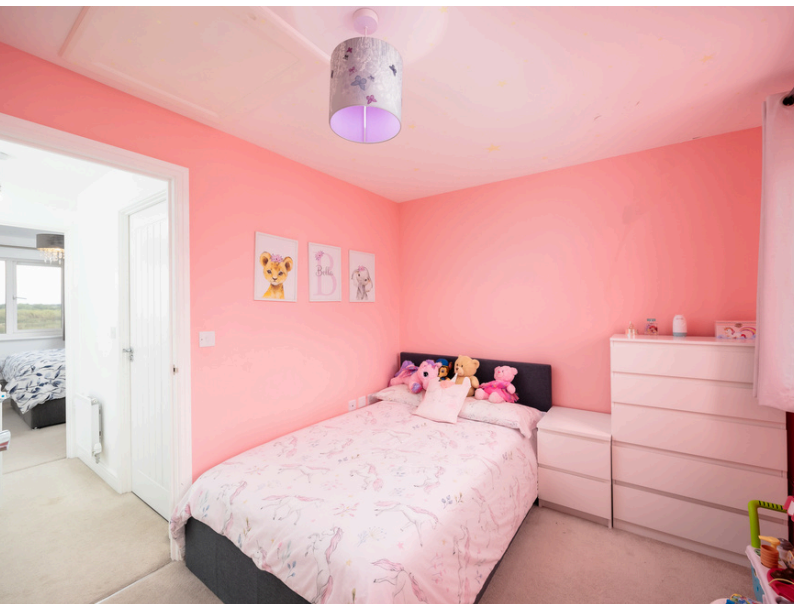
THIS HOME FEATURES

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

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

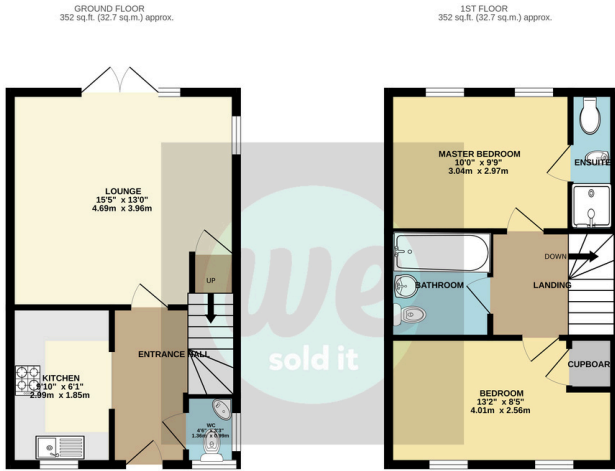
Discover the epitome of modern living with this immaculate two-bedroom, semi-detached home situated in the highly sought-after Berryfields development. Designed for contemporary homeowners, this stunning property perfectly balances comfort and style.

Upon entering, you'll find a welcoming entrance hall that leads to a sleek, modern fitted kitchen with high-quality appliances. The spacious lounge/diner provides a versatile area ideal for both entertaining guests and relaxing evenings. A convenient guest cloakroom completes the thoughtfully designed ground floor. Upstairs, two generously sized double bedrooms await. The master bedroom boasts an ensuite shower room, offering added privacy and luxury. The second bedroom is equally impressive, providing ample space and comfort, alongside a well-appointed family bathroom.

The rear garden has been tastefully enhanced to create a charming outdoor retreat, perfect for relaxation or entertaining. With two allocated parking spaces, this home seamlessly blends convenience with elegance.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual layout and dimensions shown here are not intended and are 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.

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