

3 Bedroom

Detached family home
Berryfield Development

9 Lambert Road, Aylesbury
Bucks HP18 0WU



£440,000

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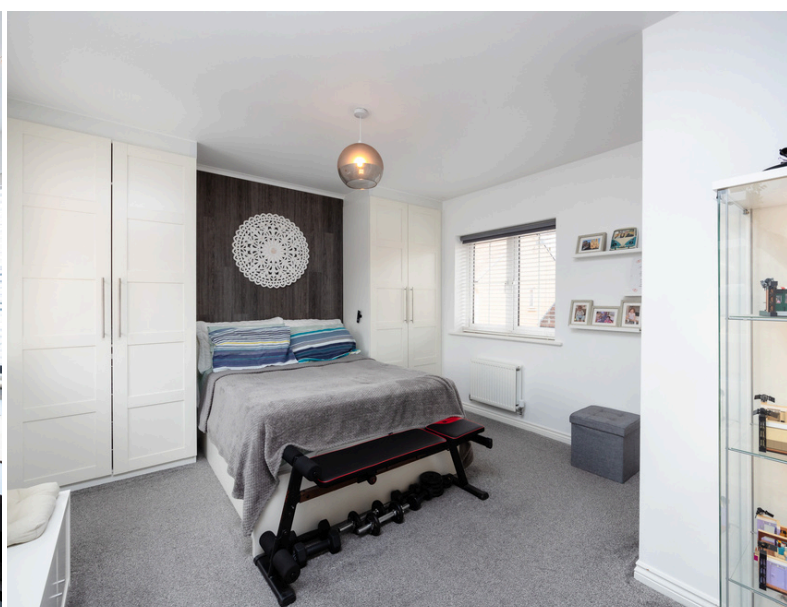
LOCATION

Welcome to Berryfields, a thriving and sought-after area in Aylesbury. This vibrant community combines modern living with natural beauty, offering a diverse range of housing options. With a strong sense of community, residents enjoy amenities like a community center, local shops, and cafes. Abundant green spaces provide opportunities for

outdoor activities and relaxation. Excellent transport links and proximity to Aylesbury town center ensure convenience. Families benefit from reputable schools and recreational facilities. Discover the charm of Berryfields by contacting us today!

THIS HOME FEATURES

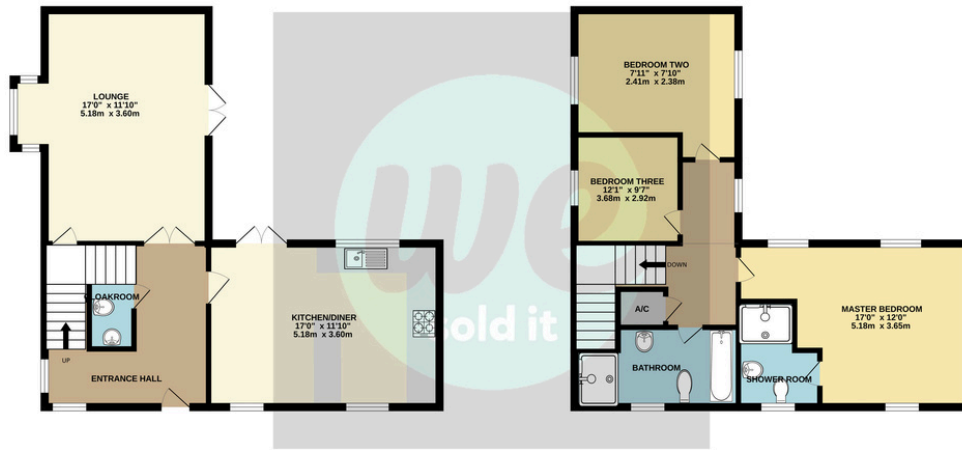
THREE BEDROOMS
EN-SUITE TO MASTER
REAR ENCLOSED GARDEN
GARAGE, PLUS ALLOCATED
AND DIEWAY PARKING
INSULATED GARDEN OFFICE WITH POWER &
LIGTHING
LOUNGE/DINER
GUEST CLOAKROOM
MODERN KITCHEN/
BREAKFAST ROOM



PROPERTY SUMMARY

Introducing this stunning 3-bedroom detached home on the popular Berryfield development, Aylesbury. This well-presented residence offers style, comfort, and functionality. Featuring two double bedrooms, including a master with ensuite shower room, and a single bedroom, it caters to your family's needs. The modern fitted kitchen with integral appliances benefits from breakfast bar. A guest cloakroom and spacious lounge with bay window completes the ground floor. Upstairs, besides the bedrooms (with ensuite to master) a family bathroom provides a tranquil retreat. Outside, the garden boasts a well-maintained family space with artificial lawn area and inviting patio terrace with fully insulated garden office with power and lighting. With a garage and allocated parking, your vehicle is secure, and visitor parking is available. This property offers the perfect combination of comfort, style, and practicality in a sought-after Berryfields location. Don't miss out—contact We Sold It to arrange a viewing and make this exceptional home yours.





TOTAL FLOOR AREA : 1103 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2014

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

