

# 3 Bedroom

Semi-Detached family  
home

**Berryfield Development**

5 Alma Street, Aylesbury  
Bucks HP18 0FU



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## **THIS HOME FEATURES**

**CUL-DE\_SAC LOCATION**

**THREE BEDROOMS**

**EN-SUITE WITH DOUBLE SHOWER**

**REAR ENCLOSED GARDEN**

**DRIVEWAY PARKING FOR TWO VEHICLES**

**KITCHEN/DINER WITH INTEGRATED**

**DISHWASHER, WASHING MACHINE\* &**

**FRIDGE FREEZER\* (\*INSTALLED 2024)**

**REFITTED BLINDS & CARPETS (FITTED 2024)**

**GUEST CLOAKROOM**

**LIVING ROOM WITH PATIO DOORS ONTO**

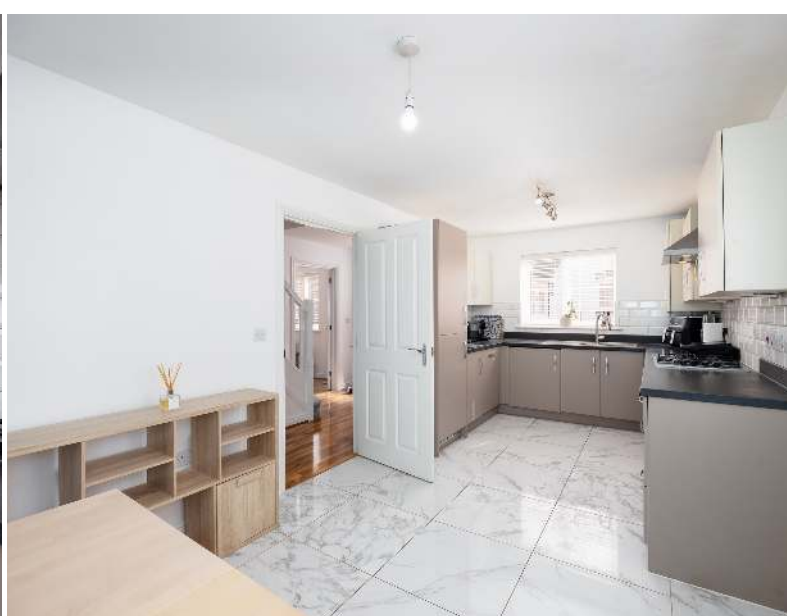
**GARDEN**

**PETS ACCPETED ON NEGOTIATION**

# **LOCATION**

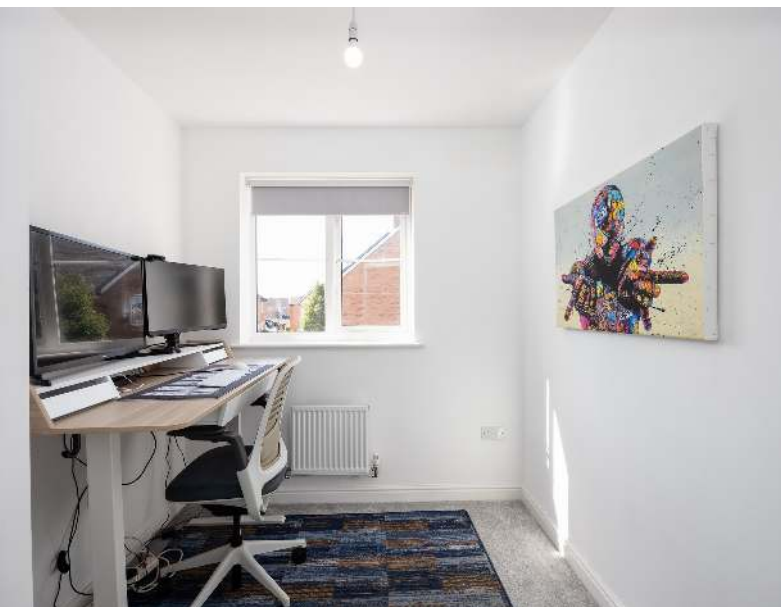
Welcome to Berryfields, a thriving and sought-after area in Aylesbury. This vibrant community combines modern living with natural beauty, offering a diverse range of housing options. With a strong sense of community, residents enjoy amenities like a community center, local shops, and cafes. Abundant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



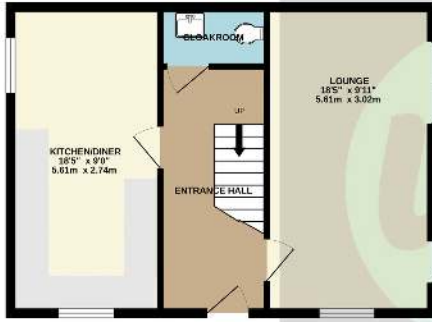


Welcome to this beautifully presented three-bedroom end-terrace home, located in the highly sought-after Berryfields development on Alma Street. Situated just 0.2 miles from Aylesbury Vale Academy, and 0.5 miles from Aylesbury Parkway Station connecting to London Marylebone. This property offers a fantastic layout, perfect for families or those looking for spacious living in a thriving community. On the ground floor, you'll find a bright and airy lounge with patio doors opening onto the private and enclosed rear garden, ideal for relaxation or entertaining guests. The modern kitchen/diner is well-equipped, featuring contemporary units and ample space for family meals. A guest cloakroom adds convenience to the downstairs area. Upstairs, the master bedroom boasts an en-suite shower room, offering a private sanctuary. Two additional bedrooms provide flexibility for family, guests, or a home office. A family bathroom completes the upper floor, ensuring comfort for all. Outside, the private and enclosed rear garden is perfect for outdoor dining, children's play, or simply enjoying a bit of sunshine. The property also benefits from allocated parking, providing ease and security.

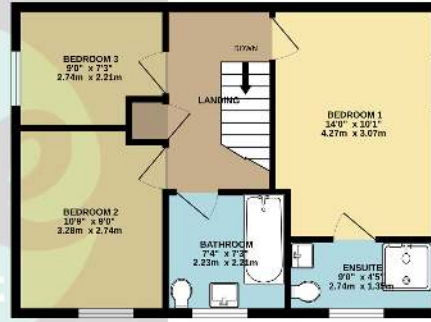




GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 hereon and their location will be guaranteed as to their operability or efficiency only to the extent stated herein.  
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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](http://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.

