

# 4/5 Bedroom Detached

## **BERRYFIELDS DEVELOPMENT**

55 REDCURRRANT AVENUE,  
BERRYFIELDS, AYLESBURY, HP18 0ZH



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# BERRYFIELDS

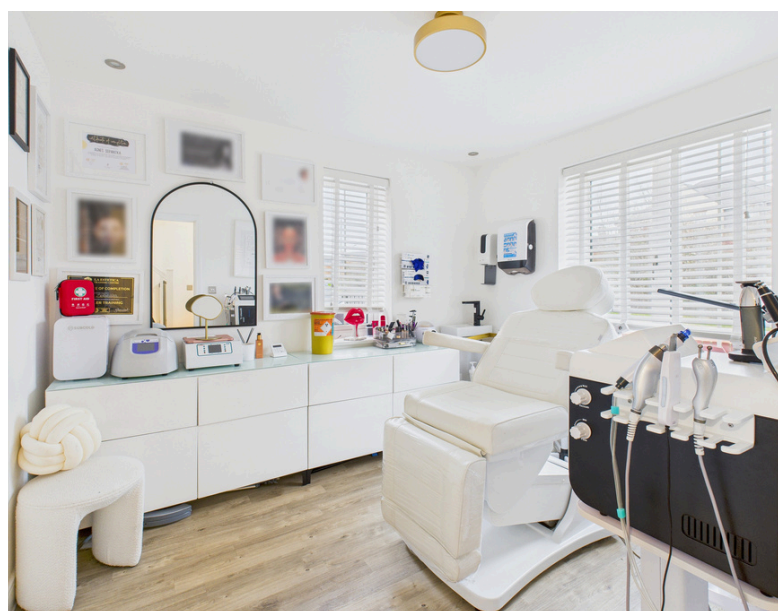
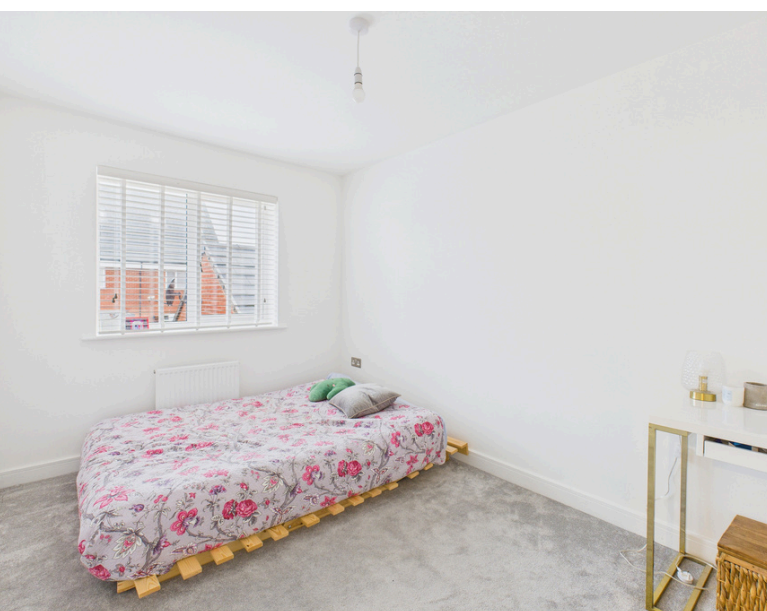
Situated on the ever-popular Berryfields development to the north of Aylesbury, the area is particularly well regarded by families for its sense of community, green spaces and excellent local amenities. Berryfields benefits from a local parade of shops, primary school, children's play areas and regular bus services into

## THIS HOME FEATURES

DETACHED FAMILY HOME  
FOUR/FIVE BEDROOMS  
BERRYFIELDS LOCATION  
FLEXIBLE STUDY SPACE  
LIVING ROOM  
KITCHEN  
DINING ROOM  
EN-SUITE TO PRINCIPAL  
MODERN BATHROOM  
PRIVATE GARDEN  
DRIVEWAY & GARAGE

Aylesbury town centre. For commuters, Berryfields offers convenient access to Aylesbury Vale Parkway with rail links to London Marylebone, alongside road connections to the A41 and M40.











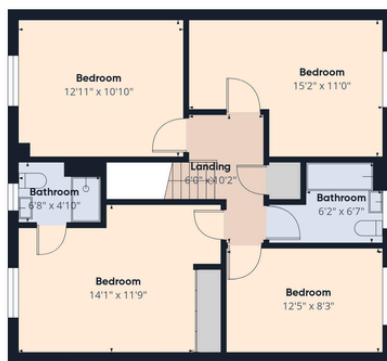
*We Sold It are delighted to present this substantial four/five-bedroom detached family home, ideally positioned within the popular Berryfields development. The property offers generous and versatile accommodation, beginning with a welcoming entrance hall leading to a combined cloakroom and utility space, and a ground-floor study/home office currently utilised as a salon—ideal for remote working or flexible family use. The well-appointed kitchen opens through double doors into a dedicated dining area, while the spacious lounge provides a comfortable setting for everyday living and entertaining. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. Outside, the rear garden is private and enclosed, mainly laid to lawn and complemented by a composite decking area beneath a contemporary pergola—perfect for outdoor dining and relaxation.*







Floor 0 Building 1



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Approximate total area<sup>(1)</sup>  
1624 ft<sup>2</sup>  
Reduced headroom  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](https://www.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.

