



Estate Agents  
**Hurst**

3 Colney Road, Aylesbury, Buckinghamshire, HP18 0YF  
£535,000

# 3 Colney Road, Aylesbury, Buckinghamshire, HP18 0YF

A bright and spacious FOUR bedroom three story townhouse offered to the market in good condition throughout. The property is located on the sought after Berryfields development within close proximity to local schools, shops and transport facilities including Aylesbury Vale Parkway train station, Green Ridge Primary School and The Aylesbury Vale Academy. The accommodation comprises; entrance hall, guest cloakroom, large open plan lounge/kitchen/diner (with high spec recently fitted kitchen), 'tucked away' utility area off hallway, three bedrooms & family bathroom on the first floor and large 19'11" x 17'3" master bedroom with en-suite on the top floor. The property further benefits; ample driveway parking for three cars, garage, enclosed rear garden with decked seating area & pergola, gas central heating and UPVC double glazing.



**GARAGE & DRIVEWAY PARKING (FOR 3 CARS)  
STUNNING OPEN PLAN KITCHEN/LIVING AREA**

**FOUR BEDROOMS**

**EN-SUITE SHOWER ROOM TO MASTER**

**GUEST CLOAKROOM**

**ENCLOSED REAR GARDEN**

**GOOD CONDITION THROUGHOUT**

**GAS CENTRAL HEATING**

**UPVC DOUBLE GLAZING**

**CLOSE TO SHOPS**

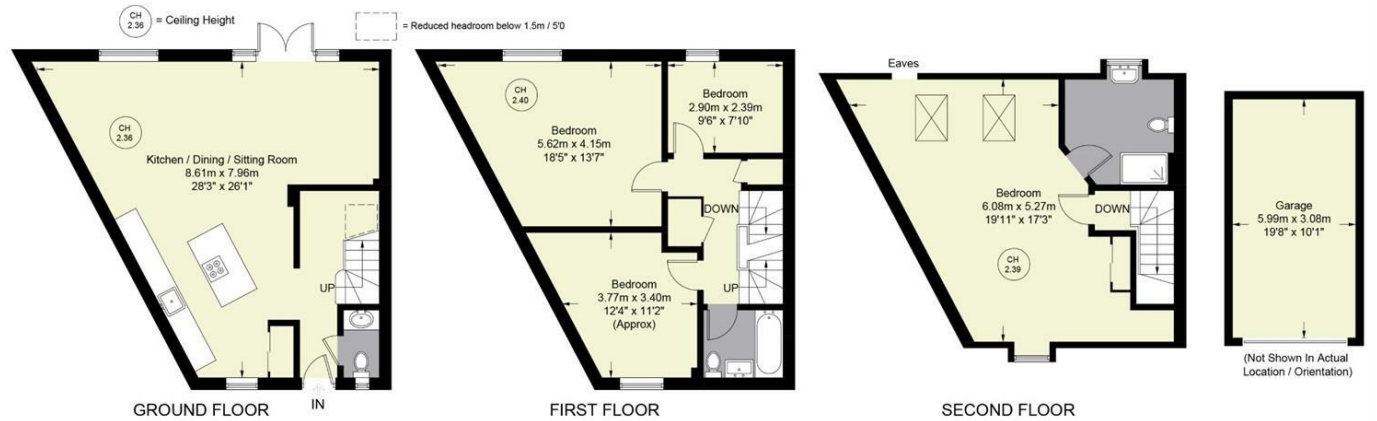






## Colney Road

Approximate Gross Internal Area  
 Ground Floor = 573 sq ft / 53.2 sq m  
 First Floor = 569 sq ft / 52.9 sq m  
 Second Floor = 488 sq ft / 45.3 sq m  
 Garage = 200 sq ft / 18.6 sq m  
 Total = 1830 sq ft / 170.0 sq m



Floor Plan produced for Hursts by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)