



Connells

Paradise Orchard
Aylesbury

Paradise Orchard Aylesbury HP18 0WQ

for sale offers over
£375,000



Property Description

CONNELLS are pleased to bring to the market THREE BEDROOM SEMI-DETACHED FAMILY HOME situated on the popular BERRYFIELDS development.

The ground floor comprises of a light and airy entrance hall with tiling underfoot and stairs up to the first floor and a cupboard underneath for additional storage, a wc and a MODERN and STYLISH fitted kitchen again with tiling underfoot and integrated appliances. At the end of the hallway you'll find the lounge/dining room with laminate underfoot, television point and French doors to the rear garden. The first floor hosts a large family bathroom which is completely modernised, along with two of the three bedrooms. The larger bedroom on this floor benefits from mirrored built in wardrobes.

Finally the top floor of the home is where you'll find the master bedroom also with built in wardrobes, with its own en-suite bathroom and shower cubicle.

The front garden is graveled and has a gated entrance, while the rear garden is fully enclosed and made up of laid lawn and patio.

BERRYFIELDS boasts the Aylesbury Vale Academy, community centre, newly built local amenities and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just over an hour. There are a number of walkways and local parks ideal for an active family. Easy access to A41, M40, M1 and M25. There are local shops in the

vicinity and a regular bus service into the town centre just 2.4 miles.

Entrance Hall

Door to front, Understairs storage, Tiling underfoot, Radiator

Cloakroom

WC, Wash hand basin, Part tiling, Tiling underfoot, Extractor fan

Lounge

12' 5" x 13' 9" (3.78m x 4.19m)

French doors to rear, Laminate flooring underfoot, Radiator

Kitchen

12' 3" x 8' 9" (3.73m x 2.67m)

Window to rear, Tiling underfoot, Wall and base units, Boiler, Integrated fridge/freezer, gas hob/electric over, free standing washing machine

Landing

Carpet underfoot

Bedroom One

18' 6" x 13' 7" (5.64m x 4.14m)

Window to front, Carpet underfoot, Radiator, Built in wardrobes

En-Suite

Window to rear, Tiling underfoot, WC, Wash hand basin, Shower cubicle, Part tiling, Towel radiator

Bedroom Two

13' 8" x 12' 4" (4.17m x 3.76m)

Window to rear, Carpet underfoot, Radiator, Built in wardrobe

Bedroom Three

9' 6" x 7' 9" (2.90m x 2.36m)

Window to front, Carpet underfoot, Radiator

Bathroom

WC, Wash hand basin, Bath/mixer with shower, Fully tiled, Towel radiator

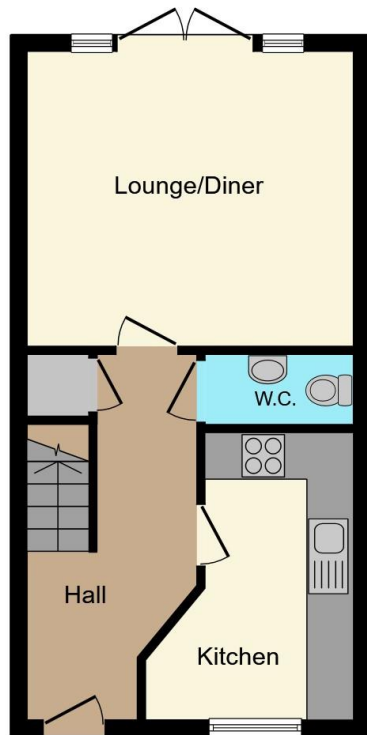
Parking

TWO allocated spaces

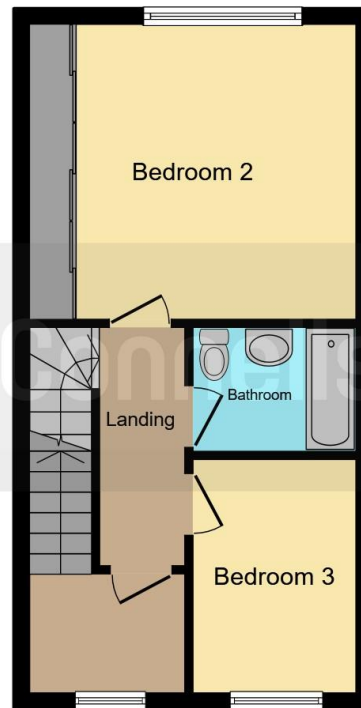




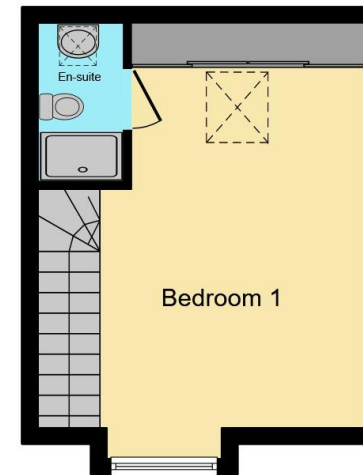




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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2 Temple Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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