







## Property Description

CONNELLS are delighted to bring to the market this THREE bedroom semi detached house situated in the sought after area of BERRYFIELDS, making this the perfect family home, with local amenities, schools and eateries right on your doorstep, aswell as excellent transport links.

The property comprises of; entrance hall with stairs leading to the first floor, walking through the hall way to the generous size lounge room which boasts lots of natural light. The kitchen/dining room is at the rear of the property, with plenty of space for a family size dining table, the kitchen includes integrated appliances aswell as water softner! There are patio doors off the dining room leading to the garden of the home. On the first floor you'll find the master bedroom includes built in wardrobes and is fit with an en-suite bathroom and shower cubicle, The additional two bedrooms have access to the family bathroom. The property offers a SOUTH FACING garden which consists of patio and laid lawn. Driveway parking is also offered.

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and also back to Aylesbury town centre. The development is home to Aylesbury Parkway train station which offers services into London Marylebone.

## Entrance Hall

wood laminate, radiator, window to side

## Cloakroom

WC, Wash hand basin, Part tiling, Extractor fan

## Lounge

13' 9" max x 12' 11" max ( 4.19m max x 3.94m max )

Wood laminate flooring, window to front, radiator, tv point

## Kitchen

9' 3" max x 15' 4" max ( 2.82m max x 4.67m max )

Tiled floor, boiler, water softner, integrated fridge freezer, dishwasher and washing machine

## Landing

Carpet, Window to side, radiator

## Bedroom One

9' 3" MAX x 9' 7" MAX ( 2.82m MAX x 2.92m MAX )

Built in wardrobes, carpet, window to front

## En-Suite

Window to front, wc, wash hand basin,

shower cubicle, tiling underfoot, part tiling, extractor fan

## Bedroom Two

8' 6" max x 10' 8" max ( 2.59m max x 3.25m max )

Window to rear, radiator, carpet, fitted wardrobe

## Bedroom Three

6' 6" max x 10' 8" max ( 1.98m max x 3.25m max )

Window to rear, radiator, carpet underfoot, fitted wardrobe

## Bathroom

Wash hand basin. WC, part tiling, tiled floor, extractor fan

## Loft Space

Insulation

## Front Garden

Patio area with shrubs to border

## Rear Garden

South facing, patio, shed and side access

## Parking

2 spaces



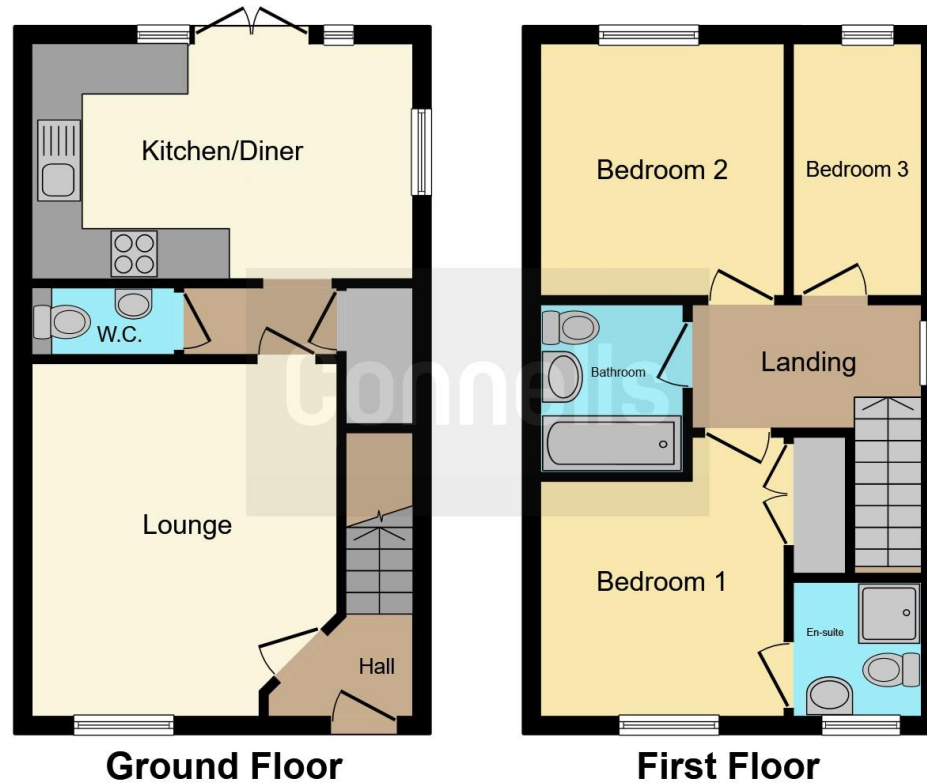












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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**EPC Rating: Awaited**

Tenure: Freehold

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Property Ref: ALS312175 - 0005