



Connells

Upende
Aylesbury

Upende Aylesbury HP18 0FR

for sale offers over
£275,000



Property Description

A fantastic opportunity for first-time buyers or savvy investors—this beautifully presented two-bedroom terraced home in the sought-after Berryfields development comes with no onward chain, making your move refreshingly simple.

Step into a bright and welcoming entrance hall with stylish tiled flooring.

A handy downstairs cloakroom adds everyday convenience.

The spacious lounge is bathed in natural light and opens onto the rear garden via elegant French doors—perfect for unwinding or hosting guests.

The sleek, modern kitchen offers a clean, contemporary aesthetic with designated space for freestanding appliances including a washing machine, dishwasher, and fridge/freezer. A carpeted landing with loft access via a fitted ladder.

Two generously sized double bedrooms, both featuring plush carpeting for added comfort.

A stylish family bathroom complete with a full-size bath and overhead mixer shower.

The rear garden is fully enclosed and thoughtfully maintained, featuring a mix of lawn and patio—ideal for summer evenings or weekend lounging.

Two allocated parking spaces provide ease and peace of mind.

Berryfields is a vibrant, modern development nestled on the northern edge of Aylesbury, surrounded by scenic countryside. Residents enjoy:

Excellent road links to Bicester and the M40, and easy access to Aylesbury town.

Aylesbury Parkway train station nearby, offering direct services to London Marylebone.

A range of local amenities and shops just moments away.

Entrance Hall

Door to front, tiling underfoot, radiator

Cloakroom

WC, WHB, radiator, tiling underfoot

Lounge

14' 6" MAX x 12' MAX (4.42m MAX x 3.66m MAX)

French doors to rear, two radiators, laminate flooring

Kitchen

9' 10" MAX x 5' MAX (3.00m MAX x 1.52m)

MAX)

Window to front, tiling underfoot, boiler, gas hob and electric oven

Landing

Carpet underfoot, loft access with ladder

Bedroom One

12' 1" MAX x 8' 4" MAX (3.68m MAX x 2.54m MAX)

Window to rear, carpet underfoot, radiator

Bedroom Two

12' 1" MAX x 8' 7" MAX (3.68m MAX x 2.62m MAX)

Window to front, carpet underfoot, radiator, airing cupboard

Bathroom

WC, WHB, tiling underfoot, bath/mixer with shower, radiator

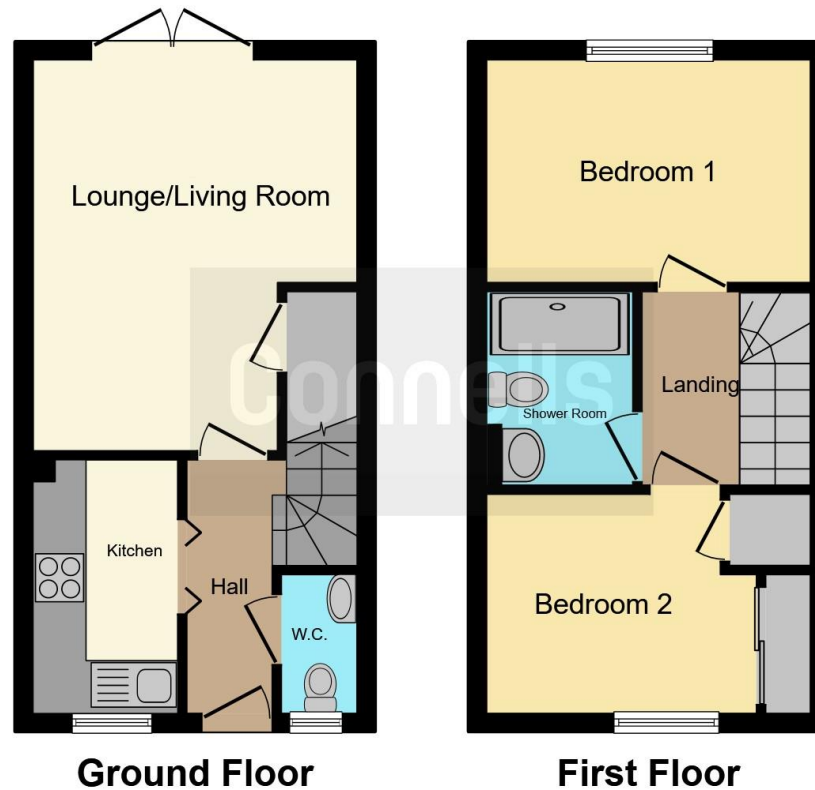
Rear Garden

Enclosed fencing, laid lawn









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: C

Tenure: Freehold

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