



Keepsake Way, Berryfields Aylesbury HP18 0XR



welcome to

Keepsake Way, Berryfields Aylesbury

Brown & Merry are pleased to offer for sale this well-presented and spacious three bedroom townhouse being situated within the popular Berryfields development. The property features double glazing, gas heating system with radiators, storm porch with glazed door opening to entrance hall, downstairs cloakroom, fitted kitchen/dining room with Quartz work surfaces and integrated appliances, sitting room with Amtico flooring and double glazed French doors opening to rear garden, first floor offers two well-proportioned bedrooms and bathroom, top floor master bedroom with fitted wardrobes and en-suite shower room, enclosed rear garden with paved patio area and lawned area, two allocated parking spaces.



Accommodation Comprises

Entrance Hall

Cloakroom

Lounge

11' 3" x 13' 11" (3.43m x 4.24m)

Kitchen/ Diner

10' 5" x 17' 2" (3.17m x 5.23m)

Landing & First Floor

Bedroom Two

11' 10" + wardrobe x 11' 4" (3.61m + wardrobe x 3.45m)

Bedroom Three

10' 8" x 7' 1" (3.25m x 2.16m)

Bathroom

Second Floor

Bedroom One

19' 1" x 10' 1" + recess (5.82m x 3.07m + recess)

En-Suite

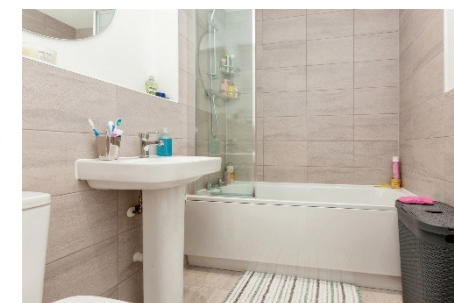
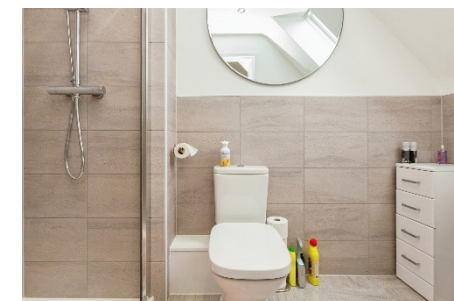
Outside

Rear Garden

Parking

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details. The owners have confirmed they pay towards an estate management fee.



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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Keepsake Way, Berryfields Aylesbury

- THREE BEDROOM TOWN HOUSE
- WELL PRESENTED & SPACIOUS
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- QUARTZ WORKTOPS
- ENCLOSED REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- MUST BE VIEWED

Tenure: Freehold EPC Rating: B

£415,000



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Property Ref:
AYL114475 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


brown & merry



01296 488111



Aylesbury@browndmerry.co.uk



5-7 Market Street, AYLESBURY,
Buckinghamshire, HP20 2PN



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Please note the marker reflects the
postcode not the actual property