



**Laxton Road, Aylesbury HP18 0NL**



**welcome to**

## **Laxton Road, Aylesbury**

Four bedroom detached home on the popular Berryfields Development. The property benefits from a double garage with driveway parking and encloser rear garden. The property offers flexible accommodation including a dual aspect lounge with bay window to the front of the property and patio doors into the garden. There is a good sized kitchen/ diner with built in appliances and three panel BI-fold doors in the rear garden. On the ground floor there is a separate study, utility, and WC. Off the gallery landing on the first floor there are four bedroom with an en-suite to the main bedroom and family bathroom. Berryfields is a wonderful modern development and ideal family location. Berryfields has great local amenities with a shopping parade, medical centre, a community centre and the highly rated Aylesbury Vale Academy secondary school and Green Ridge Primary School. Transport links include Aylesbury Parkway Train Station with direct link to London Marylebone in just over an hour and road links include A41, M40, M1 and M25. The development boasts many parks and green spaces around for families to enjoy. There are plenty of public footpaths leading out from the development into the tranquil Buckinghamshire countryside.



## Accommodation Comprises

### Hallway

### Lounge

18' x 11' 8" ( 5.49m x 3.56m )

### Kitchen/ Diner

20' 4" x 10' 2" ( 6.20m x 3.10m )

### Study

8' 7" x 7' 5" ( 2.62m x 2.26m )

### Cloakroom

7' 6" x 3' 2" ( 2.29m x 0.97m )

### Utility Room

7' 3" x 5' 1" ( 2.21m x 1.55m )

### Landing & First Floor

### Bedroom One

13' 7" x 10' 5" ( 4.14m x 3.17m )

### En-Suite

### Bedroom Two

10' 6" x 9' 10" ( 3.20m x 3.00m )

### Bedroom Three

12' 1" x 7' 6" ( 3.68m x 2.29m )

### Bedroom Four

8' 5" x 7' 4" ( 2.57m x 2.24m )

### Bathroom

### Outside

### Front Garden

### Enclosed Rear Garden

### Double Garage

### Driveway Parking



Ground Floor



First 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](http://www.focalagent.com)



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## Laxton Road, Aylesbury

- FOUR BEDROOM DETACHED
- DOUBLE GARAGE AND DRIVEWAY
- POPULAR BERRYFIELDS DEVELOPMENT
- LOUNGE, STUDY, UTILITY & WC
- KITCHEN DINER WITH BI-FOLD DOORS TO REAR GARDEN
- CLOSE TO GREEN RIDGE SCHOOL (0.1 MILES)
- CLOSE TO AYLESBURY VALE ACADEMY (0.3 MILES)

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

**£625,000**



Please note the marker reflects the postcode not the actual property

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**01296 488111**



[Aylesbury@brownandmerry.co.uk](mailto:Aylesbury@brownandmerry.co.uk)



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



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