



Calville Gardens

Berryfields | Aylesbury | Buckinghamshire | HP18 0UX





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Williams Properties are delighted to offer to the market this fantastic three bedroom house in the popular Berryfields development, Aylesbury. The property is in great order throughout and consists of a living room, kitchen/diner, downstairs cloakroom, three bedrooms, en suite and family bathroom. Outside there is an enclosed rear garden and car port with space for two vehicles. Viewing is highly recommended.

£392,000

- Berryfields
- Detached
- En Suite & Family Bathroom
- Enclosed Rear Garden
- Three Bedroom House
- Well Presented Throughout
- Car Port For Two Vehicles
- Viewing Highly Recommended

## Berryfields

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.

## Council Tax

Band D

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hall

Enter through the front door into the entrance hall with doors to the kitchen and storage cupboard.





The property is located on the Berryfields development, which offers access to the A41, M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre. Local schools - Green Ridge Primary Academy & The Aylesbury Vale Academy.



### Kitchen / Diner

Kitchen comprises a range of wall and base mounted units with worktops, inset sink bowl unit with window over, inset gas hob, oven, splashback and extractor fan, integrated fridge/freezer, washing machine and dishwasher. Wood effect flooring, radiator, spotlights and light pendant to ceiling, space for a dining table set and door to the rear garden. Stairs rise to the first floor. Doors to the wc, living room and storage cupboard.

### WC

Comprising of a low level wc, hand wash basin, radiator and frosted window.

### Living Room

Living room consists of a window to the front aspect, carpet laid to floor, light fittings to ceiling, radiator, space for a sofa set and other furniture, doors lead out to the rear garden.

### First Floor

Doors to all bedrooms and bathroom. Access to the loft.

### Bedroom & En Suite

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. En suite is fully tiled and comprises an enclosed shower cubicle, low level wc, hand wash basin and radiator.

### Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

### Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a bed and other furniture.

### Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub with overhead shower and screen, tiling to splash sensitive areas, radiator and a frosted window.

### Rear Garden

Fully enclosed rear garden with a paved patio and pathway leading to a raised decking area, lawn laid to the remainder, garden shed and access to the car port.

### Parking

Car port with space for two vehicles to the side of the property.

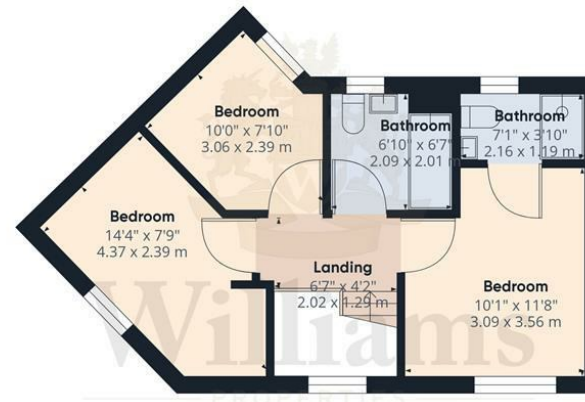
### Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			91	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



**Approximate total area**  
801.75 ft<sup>2</sup>  
74.49 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.