



Ox Ground

Berryfields | Aylesbury | Buckinghamshire | HP18 0FF



Williams
PROPERTIES

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Williams Properties are pleased to offer this four bedroom detached house located in the popular Berryfields development in Aylesbury. The property is within walking distance of amenities and schools and benefits from a living room, dining room, kitchen/diner, downstairs cloakroom, four bedrooms with en suite to master and a family bathroom. Outside there is an enclosed rear garden, garage & off road parking. Viewing comes highly recommended.

Offers in excess of £585,000

- Popular Location
- Detached Family Home
- Close To Train Station
- Two Reception Rooms
- Four Double Bedrooms
- Garage & Parking
- Close To Schools
- 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 F

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor and doors to the living room, dining room, wc and kitchen/diner.

Living Room

Living room consists of windows to the front and side aspect, French doors leading out to the rear garden, carpet laid to floor, radiators, light fittings to ceiling and space for a sofa suite and other furniture.



The property is a short walk away from the Aylesbury Vale Parkway train station, which provides services directly into London Marylebone. A more extensive range of shopping, school and leisure facilities can be found in Aylesbury Town Centre which is easily accessible by bus or car.



Dining Room

Dining room consists of windows to the front and side aspect, wood effect flooring, light fitting to ceiling, radiator and space for a dining table set and other furniture.

Kitchen / Diner

Kitchen consists of a range of wall and base mounted units with worktops, inset gas hob, splashback and extractor, inset sink bowl unit, space for fridge/freezer, integrated double oven, microwave, washing machine and dishwasher. Dual aspect windows, light fittings to ceiling, French doors to the garden and space for a dining table set.

WC

Comprising of a hand wash basin, wc and radiator.

First Floor

Doors to all bedrooms and bathroom.

Bedroom & En Suite

Bedroom consists of carpet laid to floor, dual aspect windows, radiator, light fitting to ceiling, space for a king size bed and other furniture. En suite comprises a low level wc, hand wash basin, enclosed shower cubicle, heated towel rail and a frosted window.

Bedroom

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

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Bathroom

Bathroom consists of a low level wc, pedestal hand wash basin, panelled bathtub with shower and screen, tiling to splash sensitive areas and radiator.

Garden

Paved patio leading to an area of grass laid, access to the garage and gated access to the driveway.

Garage & Parking

Single garage with up and over door. Driveway parking in front of the garage with space for two vehicles.

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 ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(99-98) C			
(55-68) D				(99-95) D			
(39-54) E				(99-94) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





Approximate total area^① 1599.17 ft ² 148.57 m ²	
Reduced headroom 9.13 ft ² 0.85 m ²	
<small>Excluding balconies and terraces</small>	
<small>① Reduced headroom (below 1.5m/4.92ft)</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
GIRAFFE 360	



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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.