



Paradise Orchard

Berryfields | Aylesbury | Buckinghamshire | HP18 0EX



# Paradise Orchard

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Williams Properties are delighted to showcase this superb four/five bedroom townhouse on the popular Berryfields development, Aylesbury. The property consists of a cloakroom, family room/bedroom and kitchen/diner to the ground floor, a bedroom, bathroom and lounge to the first floor, three further bedrooms to the second floor, one with an en-suite and an additional separate toilet. Outside there is an enclosed rear garden and garage with parking space. Viewing is advised on this family home.

## Guide price £425,000

- Berryfields Development
- Four/Five Bedroom Townhouse
- Garage & Parking
- Enclosed Rear Garden
- En Suite & Family Bathroom
- Kitchen / Diner
- Close To Local Amenities
- Smoke Alarms On Each Floor
- Satellite Dish & Fiber Optic Broadband
- Viewing Highly Advised

### 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 E

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hall

Enter through the front door into the entrance hall with doors to the wc, family room/bedroom and kitchen/diner. Stairs rise to the first floor. Tiled flooring.

### WC

Comprising a low level wc, pedestal hand wash basin, radiator, tiled flooring and window.

### Family Room

Room consisting of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a range of furniture.



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The property is located on the Berryfields development, which offers access to the A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre.



### Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with roll on worktops, inset sink bowl unit, inset gas hob, oven, grill, extractor and splashback, space for fridge/freezer, washing machine and dishwasher. French doors lead out to the rear garden, vinyl flooring, radiators, under stairs cupboard and space for a dining table set. Carbon monoxide alarm and additional built in extractor to ceiling.

### First Floor

Doors to the living room, a bedroom, bathroom and storage cupboard. Stairs rise to the second floor.

### Living Room

Living room consists of windows to the rear aspect, carpet laid to floor, radiators, light fitting to ceiling and space for a sofa set and other furniture.

### Bedroom

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

### Bathroom

Comprising a low level wc, pedestal hand wash basin, tiling to splash sensitive areas, panelled bathtub with shower and screen, radiator and extractor fan.

### Second Floor

Doors to three further bedrooms and wc. Airing cupboard.

### Bedroom & En Suite

Bedroom consists of a window to the front aspect, built in high level wardrobes and drawers, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. En suite comprises an enclosed shower cubicle, hand wash basin unit with wc, radiator and frosted window.

### Bedroom

Bedroom consists of a window to the rear 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, light fitting to ceiling, radiator and space for a range of furniture.

### WC

Comprising a low level wc, radiator and pedestal hand wash basin.

### Rear Garden

Private South West facing garden with water feature, lighting and outside lamp. Raised beds, landscaped with patio and a courtesy door into the garage.

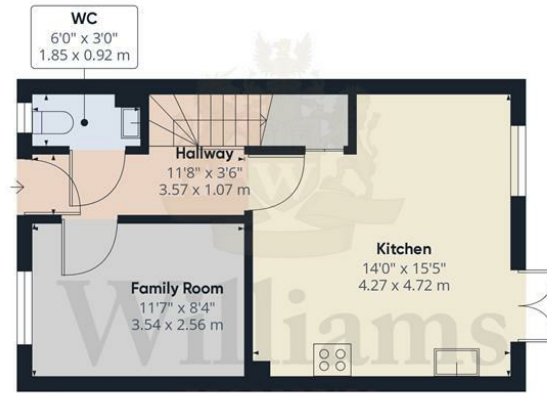
### Garage & Parking

Garage with light and power to the rear of the property with a parking space in front.

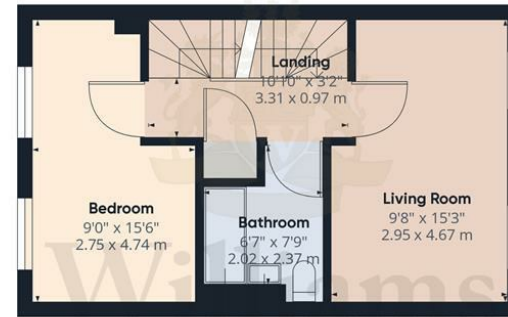
### Buyer Notes

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.

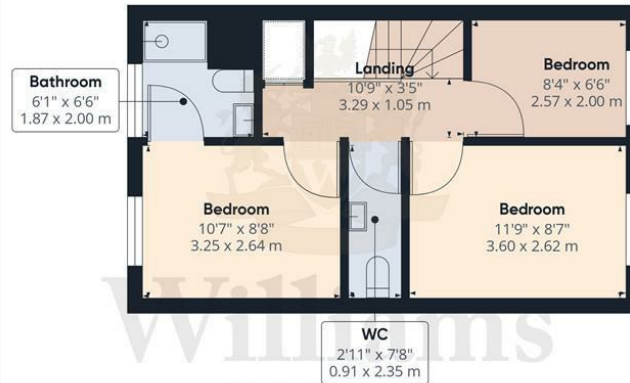
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
102-101kWh/m <sup>2</sup> A				102 pluskWh/m <sup>2</sup> A			
81-101kWh/m <sup>2</sup> B				81-101kWh/m <sup>2</sup> B			
61-80kWh/m <sup>2</sup> C				61-80kWh/m <sup>2</sup> C			
41-60kWh/m <sup>2</sup> D				41-60kWh/m <sup>2</sup> D			
21-40kWh/m <sup>2</sup> E				21-40kWh/m <sup>2</sup> E			
1-20kWh/m <sup>2</sup> F				1-20kWh/m <sup>2</sup> F			
1-20kWh/m <sup>2</sup> G				1-20kWh/m <sup>2</sup> 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	



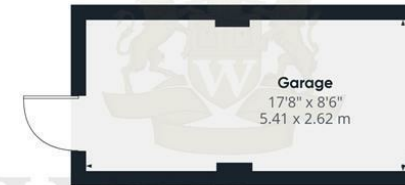
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1278.09 ft<sup>2</sup>  
118.74 m<sup>2</sup>

(1) 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.