



Colney Road

Berryfields | Aylesbury | Buckinghamshire | HP18 0YF



Williams  
PROPERTIES



# Colney Road

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Williams Properties would like to offer to the market this four bedroom townhouse in the popular Berryfields development, Aylesbury. Accommodation is in great order throughout and comprises an entrance hall, downstairs wc, open plan kitchen/living area, four bedrooms with en suite to master and a family bathroom. Outside there is a low maintenance garden, garage and parking. Viewing comes highly recommended on this lovely family home.

## Guide price £485,000

- Berryfields
- Open Plan Kitchen / Living Area
- Low Maintenance Garden
- Close To Schools
- Four Bedroom Townhouse
- En Suite To Master Bedroom
- Great Order Throughout
- Garage & Parking

### 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 hall with stairs rising to the first floor and doors to the living area and wc.

### WC

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





The property is situated in the heart of the Berryfields development and is within walking distance of the Aylesbury Vale Parkway, as well as the local schools and a children's play area, making it an ideal home for a growing family. There are good road links with easy access onto the A41.



**Kitchen / Dining / Living Area**

Kitchen consists of a range of wall and base mounted units with worktops, kitchen island with inset induction hob and space for bar stools, inset ceramic sink unit with mixer tap, integrated combi oven and grill, dishwasher and space for fridge/freezer. Living/dining area has space for dining table set, sofa set and other furniture. Dual aspect windows, spotlights and light pendants to ceiling, herringbone flooring and doors leading out to the garden.

**First Floor**

Doors to three bedrooms, bathroom and airing cupboard. Stairs rise to the second floor.

**Bedroom**

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

**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, light fitting to ceiling, radiator and space for a single bed and other furniture.

**Bathroom**

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

**Second Floor**

Door to the master bedroom.

**Master Bedroom & En Suite**

Bedroom consists of a window to the front aspect, sky lights to the rear aspect, carpet laid to floor, light fitting to ceiling, radiators, loft access and space for a king size bed and other furniture. En suite comprises an enclosed shower cubicle, pedestal hand wash basin, low level wc, radiator and window.

**Rear Garden**

Enclosed rear garden with a decking area, paved patio area with pergola, artificial lawn laid with built in planters.

**Garage & Parking**

Single garage to the side of the property with parking for a number of 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.

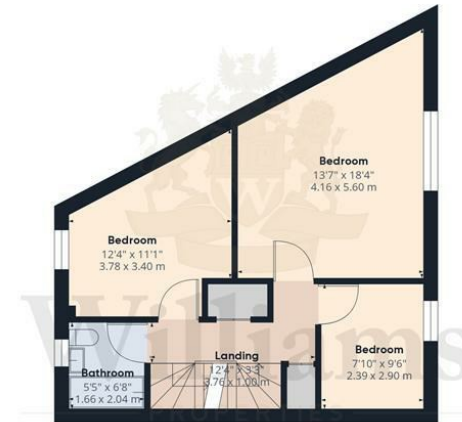
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-00) F			
(11-00) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

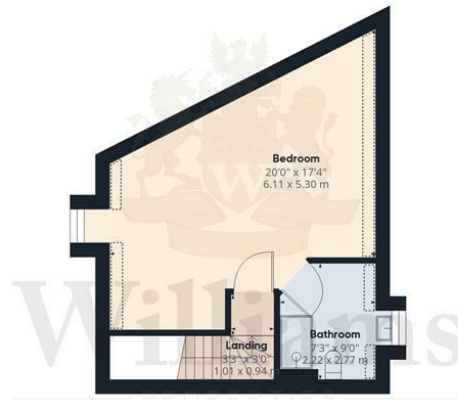




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
1508.87 ft<sup>2</sup>  
140.18 m<sup>2</sup>

**Reduced headroom**  
37.92 ft<sup>2</sup>  
3.52 m<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
(below 1.5m/4.92ft)

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

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.