



Crawford Road

Berryfields | Aylesbury | Buckinghamshire | HP18 0YZ



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Williams Properties are pleased to present this excellent three bedroom semi-detached house, set over three floors with garage & driveway alongside. Accommodation comprises of a kitchen, lounge/diner and cloakroom to the ground floor, two bedrooms and bathroom to the first floor, with a further bedroom & en-suite to the top floor. Outside there is an enclosed rear garden, garage & driveway. Viewing is highly advised on this ideal family home.

Offers in excess of £400,000

- Three Bedroom House
- Popular Location
- Set Over Three Floors
- Enclosed Rear Garden
- Semi-Detached
- Garage & Driveway
- Spacious Layout Throughout
- Viewing Strongly 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 D

Local Authority

Buckinghamshire Council

Services

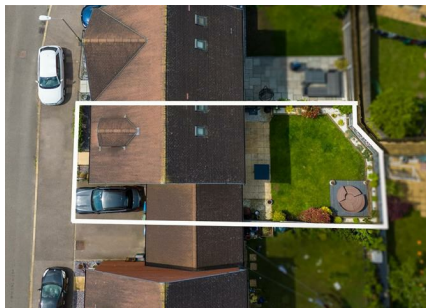
All main services available

Entrance

Enter through the front door into the entrance hall with stairs rising to the first floor and a door to the kitchen.



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



Kitchen

Fully integrated kitchen comprising of a range of base and wall mounted units with wooden work tops, inset sink bowl unit with mixer tap, inset electric hob, oven and extractor fan, integrated dishwasher, washing machine and fridge/freezer. Window to the front aspect, spotlights to ceiling, radiator and tiled flooring.

Downstairs Cloakroom

Comprising of a low level WC, heated towel rail and pedestal hand wash basin.

Lounge / Diner

Lounge/diner consists of wood flooring throughout, light fittings to ceiling, radiator and French doors leading out to the rear garden. Space for a sofa set and a range of other furniture. Under stairs storage cupboard.

First Floor

Doors to two bedrooms and family bathroom. Further door to inner hallway with stairs rising to the second floor.

Bedroom

Bedroom consists of windows to the rear aspect, built in wardrobes, carpet laid to floor, radiator and lighting to ceiling. Space for a king size bed and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator and lighting to ceiling. Space for a single bed and other furniture.

Bathroom

Bathroom comprising of a panelled bathtub with shower and screen, low level WC, pedestal hand wash basin, inset wall mirror, tiling to splash sensitive areas and heated towel rail.

Second Floor

Stairs rise into the master bedroom.

Master Bedroom & En-Suite

Bedroom consists of carpet laid to floor, built in wardrobes, lighting to ceiling, radiator, window to the front aspect and a sky light to the rear. Space for a king size bed and other furniture. En suite comprises an enclosed shower cubicle, low level WC, pedestal hand wash basin, heated towel rail and sky light.

Rear Garden

Enclosed rear garden with a paved patio leading to an area of lawn laid, built in planters, raised decking area and a courtesy door into the garage.

Garage & Parking

Single garage with up and over door, light and power. Driveway parking in front for one vehicle.

Buyer Notes

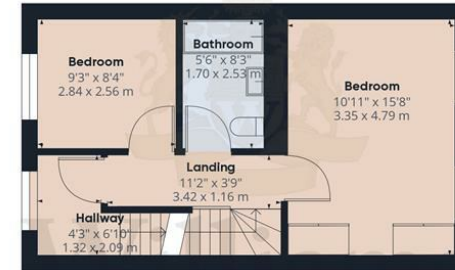
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A		84	94
(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	EU Directive 2002/91/EC

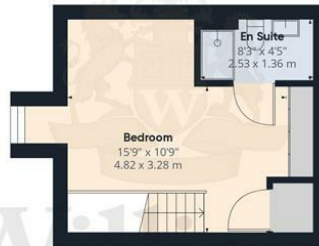
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A		86	95
(61-81) B			
(39-60) C			
(15-59) D			
(1-38) E			
(11-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1241.55 ft²
115.34 m²

Reduced headroom
0.39 ft²
0.04 m²

(1) Excluding balconies and terraces.

(2) 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.

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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.