



Paradise Orchard

Berryfields | Aylesbury | Buckinghamshire | HP18 0WQ



Williams
PROPERTIES

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Williams Properties are delighted to bring to the market this fantastic three bedroom house, in the popular development of Berryfields, Aylesbury. The property is set over three floors and benefits from a kitchen/diner, family room and shower room to the ground floor, living room and master bedroom with en suite to the first floor, and a further two bedrooms and bathroom to the second floor. Outside there is an enclosed rear garden, single garage & a gated driveway.

Offers in excess of £425,000

- Popular Development
- Close To Train Station
- Close To Schools
- Kitchen / Diner
- Three Bedroom Townhouse
- En Suite To Master Bedroom
- Garage & Parking
- Ideal Family Home

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 family room, kitchen/diner and downstairs shower room. Stairs rise to the first floor.

Downstairs Shower Room

Comprising of a low level wc, pedestal hand wash basin, heated towel rail and enclosed shower cubicle.



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 / Diner

Kitchen/diner consists of a range of wall and base mounted units with worktops, inset sink bowl unit with window over, inset gas hob, extractor and splashback, integrated fridge/freezer, oven and grill, washing machine and dishwasher. Spotlights and light pendant to ceiling, radiator, double doors leading out to the garden and space for a dining table set.

Family Room

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

First Floor

Doors to the living room and master bedroom. Stairs rise to the second floor.

Living Room

Living room consists of carpet laid to floor, radiators, light fittings to ceiling and double doors to the Juliet balcony. Space for a sofa set and other furniture.

Bedroom & En Suite

Bedroom consists of carpet laid to floor, light fitting to ceiling, radiator, built in wardrobe, double doors to the Juliet balcony and space for a king size bed and other furniture. En suite comprises a hand wash basin, low level wc, enclosed shower cubicle and heated towel rail.

Second Floor

Doors to two further bedrooms and bathroom. Loft access.

Bedroom

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

Bedroom

Bedroom consists of doors to the Juliet balcony, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower attachment, tiling to splash sensitive areas and heated towel rail.

Rear Garden

Enclosed rear garden with a paved patio leading to an area of lawn laid with plants and shrubs, courtesy door the garage and gated access to the front.

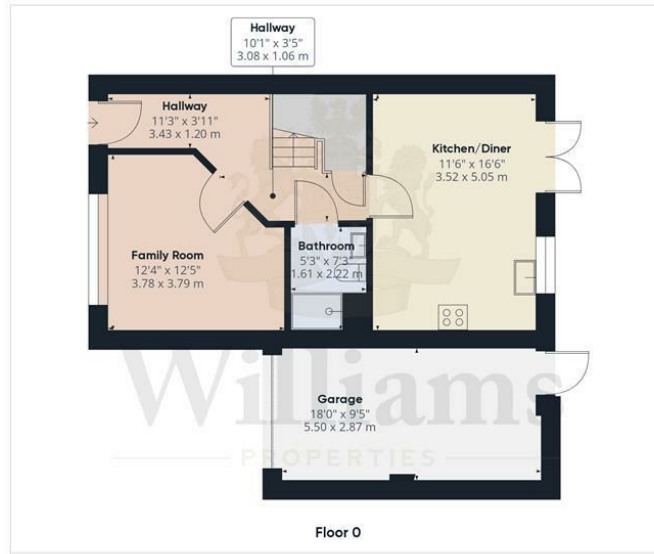
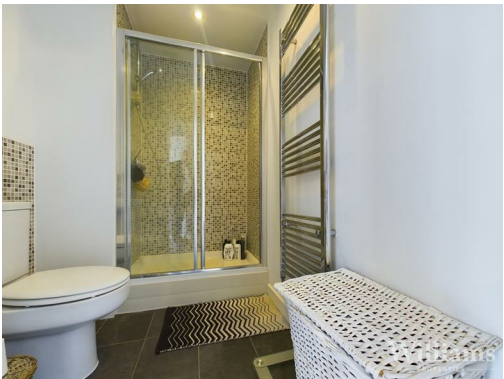
Garage & Parking

Garage with up and over door, light and power. Gated driveway with space 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(09-00) C		
(55-68) D			(05-05) D		
(39-54) E			(03-04) E		
(21-38) F			(11-03) F		
(1-20) G			(11-20) 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⁾ 1494.4 ft ² 138.83 m ²	
Reduced headroom 8.92 ft ² 0.83 m ²	
<small>(1) Excluding balconies and terraces.</small>	
<small>[] 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	



Williams Properties
 8-10 Temple Street
 Aylesbury
 Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
 Web: www.williams.properties
 Tel: 01296 435600

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.