



Lambert Road

Berryfields | Aylesbury | Buckinghamshire | HP18 0WU



Williams
PROPERTIES

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Williams Properties are proud to bring to the market this exceptional four bedroom detached family home located in the popular Berryfields development. This property comprises of a downstairs cloakroom, kitchen/breakfast room, living room, dining room, four bedrooms, en suite to the master and a family bathroom. Outside the property has a low maintenance rear garden, garage and driveway parking. Viewing comes highly recommended on this wonderful home.

Offers in excess of £599,950

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 living room, dining room, kitchen/breakfast room and downstairs wc.

Living Room

Living room consists of dual aspect windows, French doors to the rear garden, light pendants to ceiling, carpet laid to floor, wall mounted radiator and space for a sofa set and a range of other furniture.

Dining Room

Dining room consists of dual aspect windows, light pendant to ceiling, wood effect flooring, wall mounted radiator and space for a large dining table set.





- Berryfields
- Detached Family Home
- Garage & Parking
- Close To Local Amenities
- Four Bedrooms
- Two Reception Rooms
- Close To Schools
- Low Maintenance Garden

WC

WC comprises pedestal hand wash basin, low level wc, wall mounted radiator, tiled flooring and a frosted window.

Kitchen / Breakfast Room

Kitchen/breakfast room consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, inset gas hob, splashback and overhead extractor, integrated dishwasher, washing machine, oven, grill and fridge/freezer. Triple aspect windows, spotlights and light pendants to ceiling, tiled flooring, wall mounted radiator and French doors leading out to the rear garden. Space for a dining table set.

First Floor

Doors to all bedrooms, bathroom and access to the loft space.

Master Bedroom & En Suite

Bedroom consists of carpet laid to floor, ceiling light fan, spotlights to ceiling, wall mounted radiator and dual aspect windows. Space for a king size bed and other bedroom furniture. En suite comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle, wall mounted radiator and window.

Bedroom

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

Bedroom

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



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.



Bedroom

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

Bathroom

Bathroom suite comprising a panelled bathtub, pedestal hand wash basin, low level wc and enclosed shower cubicle. Tiling to splash sensitive areas, wall mounted radiator, spotlights to ceiling and a frosted window.

Rear Garden

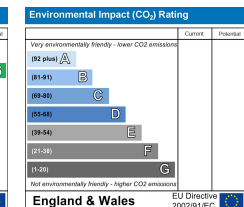
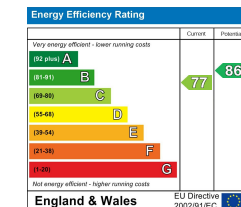
Enclosed rear garden with a paved patio area, artificial lawn laid, garden shed, gated access to the side and access to the garage.

Garage & Parking

Garage with up and over door, light and power supply. Parking to the front of the garage.

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.







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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.