



Topaz Lane

Berryfields | Aylesbury | Buckinghamshire | HP18 0ZP



**Williams**  
PROPERTIES

# Topaz Lane

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Welcome to Topaz Lane, Berryfields, Aylesbury - This delightful end terrace house boasts a cosy reception room, perfect for relaxing or entertaining guests. With three bedrooms and two bathrooms, there is ample space for a growing family or those who love to have guests over. Situated in on the Berryfields development, this property offers a unique charm that sets it apart from the rest. The proximity to the fields adds a touch of tranquility to the surroundings, providing a peaceful retreat from the hustle and bustle of everyday life.

£380,000

- Three Bedrooms
- Landscaped Garden
- Popular Location
- Allocated Parking
- Immaculate Condition
- Close To The Fields
- Downstairs WC
- 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 via the front door into the entrance hall. There are doors leading into the kitchen/breakfast room, lounge/diner, downstairs WC and a storage cupboard. There are stairs rising up to the first floor landing.



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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. Local schools - Green Ridge Primary Academy & The Aylesbury Vale Academy



### Kitchen / Breakfast Room

Kitchen/Breakfast room consists of laminate flooring, a range of wall and base mounted units with worktops, inset oven, gas hob and overhead extractor fan, stainless steel sink, draining board and mixer tap. There is an integrated dishwasher, fridge freezer and washing machine, with space for a breakfast table and chairs. Window to the front aspect.

### Living Room

Living room consists of wood effect flooring, light fittings to ceiling, radiator, doors leading out to the rear garden and space for a sofa set and other furniture.

### Downstairs WC

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

### First Floor

Doors to all bedrooms, bathroom and airing cupboard. Loft access.

### Bedroom & En Suite

Bedroom consists of a window to the front aspect, built in mirrored wardrobe, 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 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

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

### Rear Garden

Landscaped garden with a paved patio leading to artificial lawn laid, additional patio area to the rear, garden shed and gated access to the side.

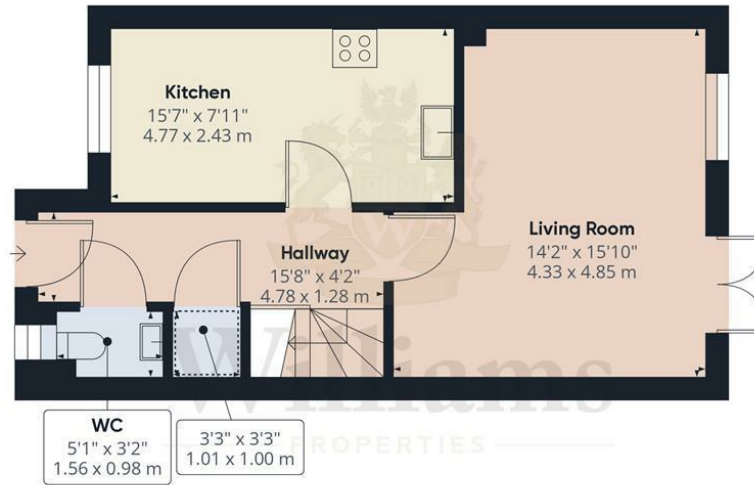
### Parking

Allocated parking to the front of the property.

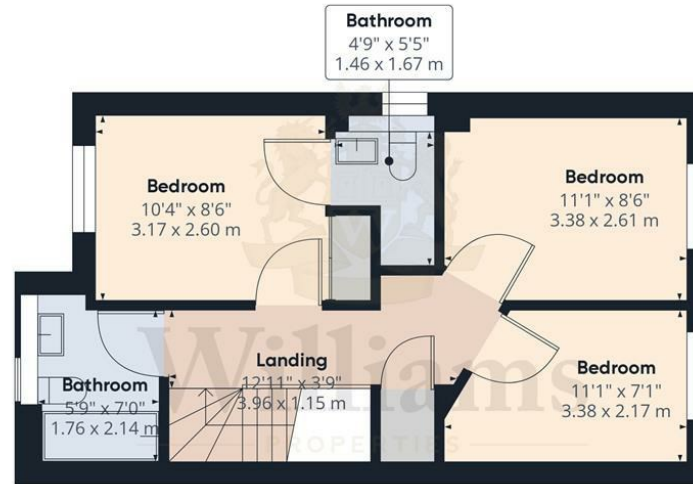
### Buyer Notes

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	95		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(19-58) D</p> <p>(7-34) E</p> <p>(11-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
849.92 ft<sup>2</sup>  
78.96 m<sup>2</sup>

**Reduced headroom**  
10.57 ft<sup>2</sup>  
0.98 m<sup>2</sup>

(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.

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.