



Lakeland Drive

Berryfields | Aylesbury | Buckinghamshire | HP18 0ZU



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Welcome to this delightful five bedroom detached home located on Lakeland Drive in the popular area of Berryfields, Aylesbury. Situated on a corner plot, this property offers privacy and a sense of exclusivity. The highlight of this home is its stunning view overlooking fields, providing a tranquil and scenic backdrop for your daily life. Accommodation includes two reception rooms, kitchen/diner, downstairs wc, five bedrooms, two en suite's & separate family bathroom. Outside there is a landscaped garden, garage & driveway.

Offers in excess of £650,000

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 F

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, cloakroom and kitchen. Stairs rise to the first floor. Under stairs storage cupboard.

Cloakroom

Comprising of a low level wc, pedestal hand wash basin and wall mounted radiator.

Dining Room

Dual aspect dining room with wood effect flooring, wall mounted radiator, light pendant to ceiling and space for a range of furniture.





- Five Bedroom Detached House
- Popular Development
- Corner Plot Location
- Garage & Driveway
- Two En Suite Bathrooms
- Landscaped Rear Garden
- Overlooking Fields
- Ideal Family Home

Living Room

Living room consists of a bay window to the front aspect, French doors leading out to the rear garden, wood effect flooring, wall mounted radiators, light pendants to ceiling and space for a sofa suite and other furniture.

Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap and window over, inset gas hob, splashback and extractor fan, integrated fridge/freezer, dishwasher, washing machine and double oven. French doors to the rear garden, spotlights to ceiling, radiator and tiled flooring. Space for a dining table set.

First Floor

Doors to three bedrooms and family bathroom. Stairs rise to the second floor.

Bedroom & En Suite

Bedroom consists of a window, built in mirrored wardrobes, carpet laid to floor, radiator and light fitting to ceiling. Space for a king size bed and other furniture. En suite comprises a low level wc, hand wash basin, heated towel rail and enclosed shower cubicle.

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 a window, carpet laid to floor, light fitting to ceiling, radiator and space for a single bed and other furniture.



A superb five bedroom detached home set over three floors and sat on an enviable corner plot position offering generous accommodation for a large or growing family.



Family Bathroom

Bathroom comprises a hand wash basin, low level wc, walk in shower with rainfall shower and attachment, heated towel rail and tiling to splash sensitive areas.

Second Floor

Doors to two further bedrooms. Access to the loft space.

Bedroom & En Suite

Dual aspect bedroom with carpet laid to floor, light fitting to ceiling, radiator and space for a king size bed and other furniture. En suite comprises a low level wc, hand wash basin, heated towel rail and enclosed shower cubicle.

Bedroom

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

Rear Garden

Landscaped garden with a large paved patio area, lawn laid, decking area with pergola, built in planters, garden shed and a courtesy door to the garage. Gated access to the driveway.

Garage & Parking

Single garage with up and over door, light and power. Driveway parking for multiple vehicles.

Buyer Notes

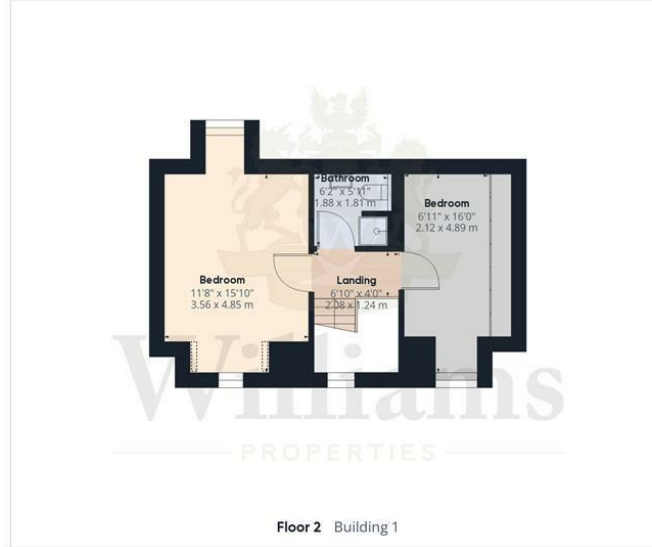
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		86	92
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus) A			
(B1-B1) B			
(B3-B0) C			
(D3-D0) D			
(E3-E0) E			
(F3-F0) F			
(G3-G0) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





Approximate total area⁽¹⁾ 2139.55 ft ² 198.77 m ²	
Reduced headroom 2.59 ft ² 0.24 m ²	
<small>(1) Excluding balconies and terraces.</small>	
<small>(2) 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	



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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.