



Nicholas Charles Crescent  
Berryfields | Aylesbury | Buckinghamshire | HP18 0GU





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\*\*\*\* SSTC \*\*\*\* Williams Properties welcome to the market this fantastic five bedroom end terrace house located in the popular Berryfields development in Aylesbury. The property is set over three floors and offers an entrance hall, family room, spacious kitchen/diner, living room with balcony, two family bathrooms, master bedroom with en suite, four further bedrooms, enclosed rear garden, garage and allocated parking.

£465,000

- Berryfields Development
- Set Over Three Floors
- Garage & Parking
- Five Bedroom House
- Close To Schools
- Front & Rear Gardens

## 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

Enter the property via composite front door leading in to the entrance hall with doors leading off to the 6th Bedroom or Playroom, WC, storage cupboard and kitchen/dining room. Stairs rise to the first floor.

## Reception Room/ 6th Bedroom

This room is situated at the front of the property and comprises of carpet laid to floor with two light fittings to the ceiling and a UPVC window to the front aspect. There is space for a range of furniture. The delight of this room is it can accommodate for many uses.

## WC

The WC comprises of tiles laid to the floor with a light fitting to the ceiling, low level WC and a pedestal hand wash basin.





The property is within close proximity to Aylesbury Vale Parkway Station offering rail services to London Marylebone in under an hour.



### Kitchen / dining room

The kitchen/dining room is one of great proportions and comprises of tiles laid to floor with a range of base and wall mounted units, laminate work surfaces, integrated oven/grill and gas hob with extractor fan overhead, integrated fridge/freezer, stainless steel sink with draining board and mixer tap, UPVC window to the rear aspect, two light fittings to the ceiling, one wall mounted radiator panel and double UPVC windows leading out to the rear garden. There is space for a large dining table with several chairs.

### The Living Room

The living room is light and airy situated on the first floor and comprises of two light fittings to the ceiling, television aerial point, one wall mounted radiator panel and double UPVC doors to two aspects one of which leads out to a balcony. There is ample space for a two piece suite and other furniture.

### Bathroom

The bathroom comprises of tiles laid to floor and most of the wall surround with a white panelled bathtub, pedestal hand wash basin and a low level WC.

### Bedroom Two

Bedroom two is situated on the first floor and comprises of carpet laid to floor with a light fitting to the ceiling, television aerial point and double UPVC doors leading out to the balcony. There is ample space for a double bed, wardrobes and other furniture.

### Bedroom Five

Bedroom five is also on the first floor and comprises of carpet laid to floor with a light fitting to the ceiling and double UPVC doors leading out to the balcony. There is space for a single bed and other furniture.

### Master Bedroom & En Suite

The master bedroom is a great size and comprises of carpet laid to the floor with a light fitting to the ceiling, UPVC windows to two aspects overlooking the rear garden, storage cupboard to once corner and a door leading in to the en suite. There is space for a king size bed, wardrobes and other furniture.

The en suite comprises of tiles laid to floor and splash sensitive areas with a double shower stall with glass sliding doors, low level WC and a pedestal hand wash basin.

### Bedroom Three

Bedroom three is situated at the front of the property and comprise of carpet laid to the floor with a light fitting to the ceiling, one wall mounted radiator panel and a UPVC window to the front aspect. There is space for a double bed and other bedroom furniture.

### Bedroom Four / Office

Bedroom Four on the second floor and comprises of carpet laid to floor with a light fitting to the ceiling and double UPVC doors leading out to the balcony. There is space for a single bed and other furniture. this room is currently being used as the home office.

### Bathroom

The bathroom comprises tiles laid to the floor and splash sensitive areas with a low level WC, pedestal hand wash basin and a low level WC.

### Rear Garden

The rear garden and is fully enclosed, south facing and comprising of a paved area, lawn laid to the remainder, flower bedding surrounding the edging with a path leading to the gate. There is space for a range of garden furniture.

### Garage And Parking

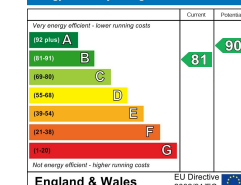
There is a single garage set in a block offering power and lighting and the gated parking area features two allocated parking spaces.

### 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.



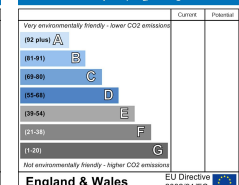
### Energy Efficiency Rating



England & Wales

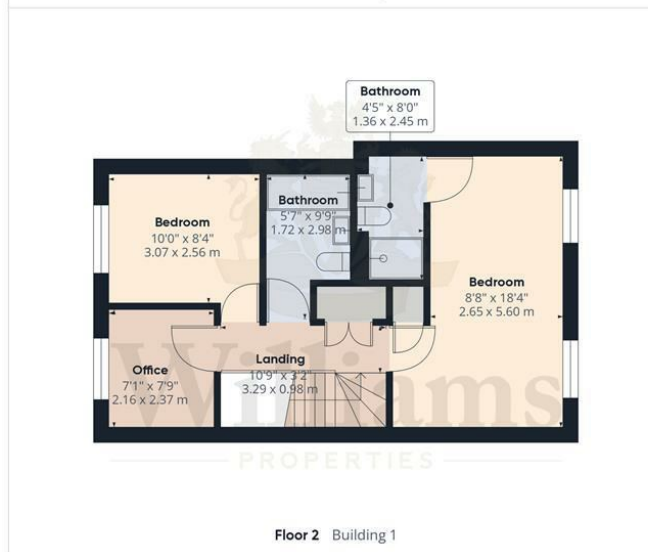
EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales

EU Directive 2002/91/EC



**Approximate total area<sup>(1)</sup>**  
1666.25 ft<sup>2</sup>  
154.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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.