



Averdall Drive

Berryfields | Aylesbury | Buckinghamshire | HP18 0UQ



Williams
PROPERTIES

Averdal Drive

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Welcome to Averdal Drive, Berryfields, Aylesbury - The location in Berryfields offers a tranquil escape from the hustle and bustle of city life, while still being conveniently located near amenities and transport links. As you step inside, you'll be greeted by a reception room, kitchen/diner, downstairs cloakroom, three bedrooms, en suite & family bathroom. Outside offers an enclosed rear garden, garage & driveway.

Asking price £380,000

- Berryfields Development
- En Suite To Master Bedroom
- Garage & Parking
- No Onward Chain
- Three Bedroom House
- Enclosed Rear Garden
- Close To Train Station
- 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 hall with doors to the wc and living room. Stair rise to the first floor.



The property is in the heart of Berryfields and as such boasts excellent transport links, with easy road access to the A41 towards Bicester. Aylesbury Vale Parkway Station is also a short walk away and provides regular trains into London Marylebone.



WC

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

Living Room

Living room consists of a window to the front aspect, carpet laid to floor, radiator, light pendants to ceiling and space for a sofa set and other furniture. Door to the kitchen/diner.

Kitchen / Diner

Kitchen consists of a range of wall and base mounted units with square edge worktops, inset sink bowl unit with mixer tap, inset gas hob, oven, splashback and extractor, integrated dishwasher, washing machine and fridge/freezer. French doors to the rear garden, wood effect flooring, storage cupboard, light pendants to ceiling and space for a dining table set.

First Floor

Doors to all three bedrooms and bathroom. Loft access.

Bedroom & En Suite

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture. En suite comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle, half height tiling to walls, radiator and frosted window.

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.

Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub, tiling to splash sensitive areas and radiator.

Rear Garden

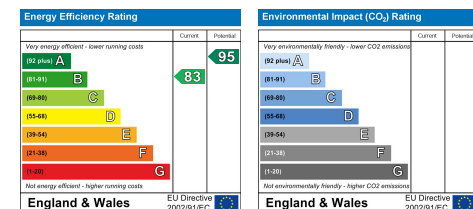
Enclosed rear garden with a paved patio leading to an area of lawn laid, courtesy door to the garage and gated access to the drive.

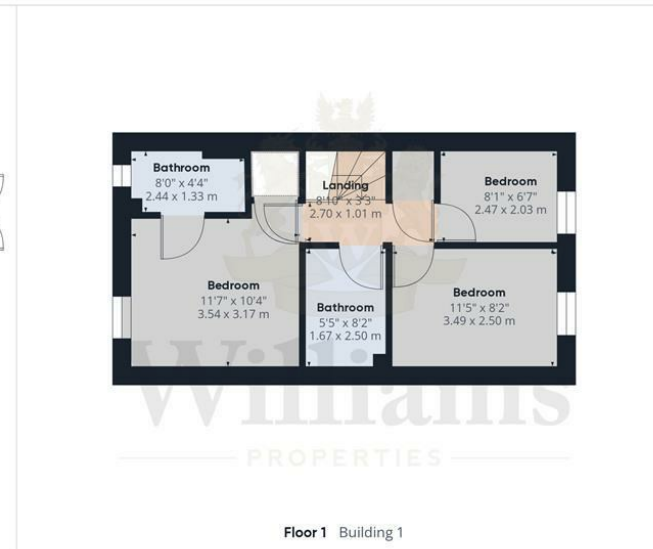
Garage & Parking

Garage with up and over door, light and power. Driveway parking in front of the garage 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.





Approximate total area⁽¹⁾
 1059.2 ft²
 98.4 m²

(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.

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.