



Grieve Road

Berryfields | Aylesbury | Buckinghamshire | HP18 0DQ



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Williams Properties are delighted to present this three bedroom house on the popular Berryfields development in Aylesbury. The property is set over three floors and consists of a kitchen/breakfast room, living room, downstairs wc, three bedrooms, en suite and family bathroom. Outside, there is a low maintenance garden, car port and parking. We strongly recommend a viewing on this superb property, ideal for a growing family.

Offers in excess of £400,000

- Popular Development
- Enclosed Rear Garden
- Set Over Three Floors
- Great Order Throughout
- Three Bedrooms
- Close To Schools
- Car Port & Parking
- Viewing Highly Recommended

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 entrance hall with doors to the wc, kitchen and living room. Stairs rise to the first floor.

WC

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



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.



Kitchen / Breakfast Room

Kitchen/breakfast room consists of a window to the front aspect, a range of wall and base mounted units with worktops, inset sink bowl unit, inset gas hob, overhead extractor and splashback, integrated fridge/freezer, oven and grill, washing machine and dishwasher. Spotlights to ceiling, radiator and space for a dining table set.

Living Room

Living room consists of French doors leading out to the garden with bespoke fitted shutters, wood effect flooring, light fittings to ceiling, radiators and space for a sofa set and other furniture.

First Floor

Doors to two bedrooms, bathroom and airing cupboard. Stairs rise to the second floor.

Bedroom

Bedroom consists of a window, wood effect flooring, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window, wood effect flooring, light fitting to ceiling, radiator and space for a single bed and other furniture.

Bathroom

Bathroom comprises a low level wc, hand wash basin, bathtub with shower attachment, tiling to splash sensitive areas, radiator and spotlights to ceiling.

Second Floor

Stairs rise up into the master bedroom.

Master Bedroom & En Suite

Master bedroom consists of windows to the front and rear aspect, wood effect flooring, light fittings to ceiling, radiators, built in wardrobe and space for a king size bed and other furniture. Loft access which has been partly boarded. En suite comprises a hand wash basin, low level wc, enclosed shower cubicle, radiator and sky light.

Rear Garden

Fully enclosed rear garden with a paved patio and pathway, artificial lawn laid, gated access to the rear.

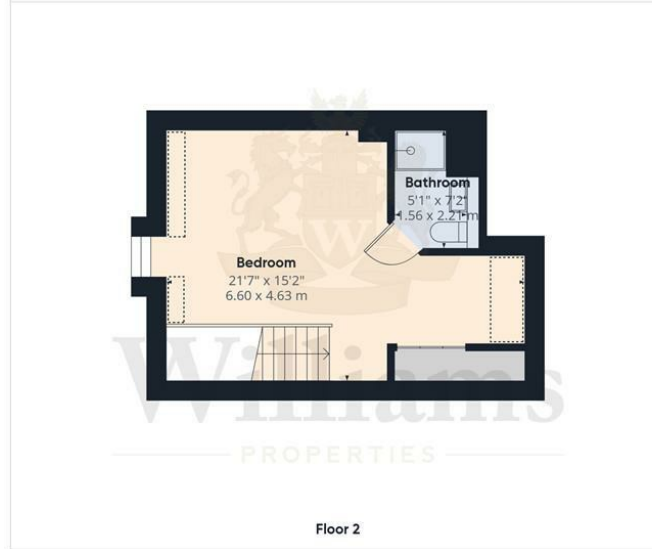
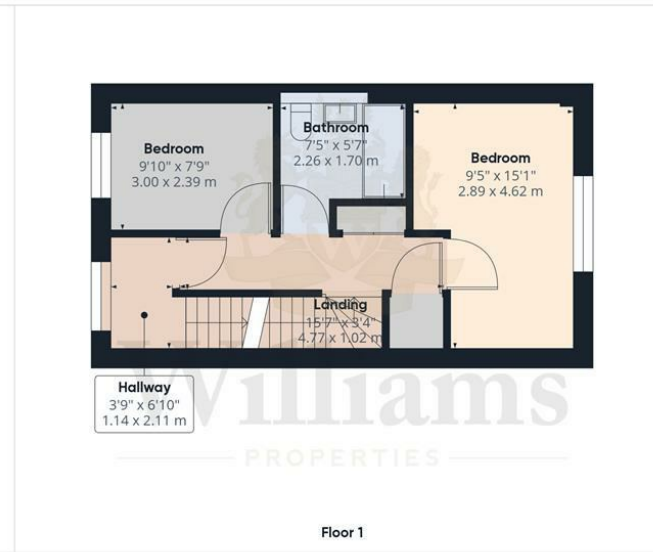
Parking

There is a leasehold car port to the rear of the property with access from the garden.

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		83	94	(02 plus) A			
(81-91) B				(01-01) B			
(69-80) C				(09-00) C			
(55-68) D				(05-08) D			
(39-54) E				(03-04) E			
(21-38) F				(11-20) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1282.97 ft²
119.19 m²

Reduced headroom
19.72 ft²
1.83 m²

(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.