



UPENDE
NOS 36-42

36

39

36 Upende

Berryfields | Aylesbury | Buckinghamshire | HP18 0FR



Williams
PROPERTIES

36 Upende

Berryfields | Aylesbury | Buckinghamshire | HP18 0FR

Williams Properties are delighted to welcome to the market this three bedroom family home situated in the popular Berryfields development. Accommodation is in good order throughout and offers an entrance hall, downstairs wc, kitchen, living room, three bedrooms, en suite & bathroom. Outside there is a rear garden, garage and parking. Viewing is highly recommended.

Offers in excess of £355,000

- Berryfields
- En Suite & Family Bathroom
- Walking Distance To Station
- Enclosed Rear Garden
- Three Bedroom House
- Garage & Parking
- Close To Schools
- Viewing Highly Advised

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.



The property is located on the edge of the Berryfields development and as such is within walking distance to the Aylesbury Vale Parkway station, offering mainline services directly into London Marylebone. Excellent road links are also located closely with the property offering easy access to the A41 towards Bicester.



WC

WC comprises a hand wash basin unit, low level wc, radiator and a frosted window.

Kitchen

Kitchen consists of a range of wall and base mounted units with roll on worktops, inset sink unit with draining board, inset gas hob, oven, splashback and overhead extractor, integrated fridge/freezer, washing machine and dishwasher, breakfast bar, radiator and a window to the front.

Living Room

Living room consists of wood effect flooring, spotlights to ceiling, radiator, storage cupboard and doors leading out to the rear garden. Space for a sofa set, dining table set and other furniture.

First Floor

Doors to all bedrooms and bathroom. Airing cupboard and loft access.

Bedroom & En Suite

Bedroom consists of a window to the rear, built in wardrobe, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed. En suite comprises a low level wc, enclosed shower cubicle heated towel rail and hand wash basin unit.

Bedroom

Bedroom consists of a window to the front, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed.

Bedroom

Bedroom consists of a window to the rear, carpet laid to floor, radiator, light fitting to ceiling and space for a range of furniture.

Bathroom

Bathroom comprises a hand wash basin unit, low level wc, bathtub with overhead shower and screen, tiling to splash sensitive areas, radiator and frosted window.

Rear Garden

Fully enclosed rear grand with a paved patio, grass laid to the remainder and a raised decking area. Gated access to the front & rear.

Garage & Parking

Garage with up and over door, off road parking for one vehicle in front of the garage.

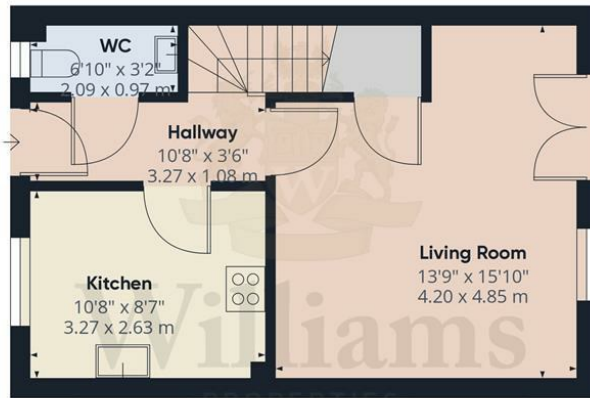
***** Awaiting EPC**

Buyer Notes

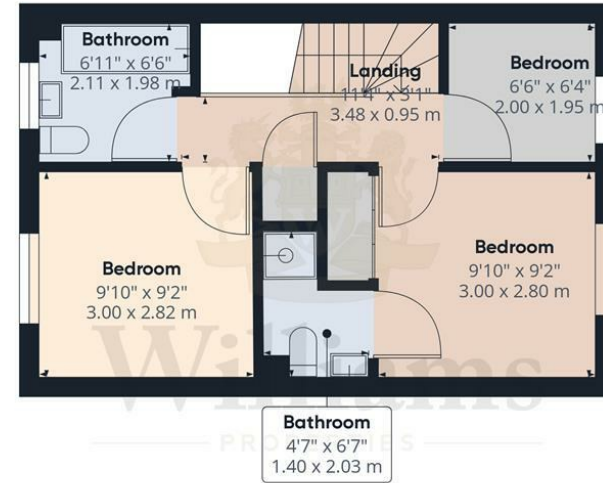
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m
895.08 ft²
83.16 m²

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



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

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.