



3 Apollo Close

Berryfields | Aylesbury | Bucks | HP18 1AP



Williams
PROPERTIES

3 Apollo Close

Berryfields | Aylesbury | Bucks | HP18 1AP

Welcome to this charming semi-detached house with modern features located conveniently close to rail links to London Marylebone. This property boasts an En-suite master bedroom, perfect for your comfort and privacy. With parking to the front, you'll never have to worry about finding a spot after a long day. Step into the larger than average rear garden, a delightful space for outdoor activities or simply unwinding in the fresh air.

£325,000

- Semi-Detached
- Two Bedrooms
- Lounge/Diner
- Rear Garden & Parking
- Close To Train Station
- En-Suite Master Bedroom
- Cloakroom
- Fitted Kitchen
- Cul De Sac location
- No Onward Chain

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.

Local Authority

Buckinghamshire Council

Council Tax

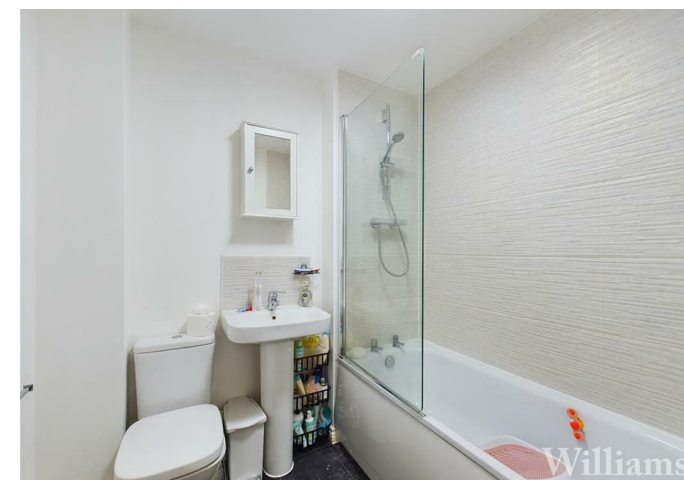
Band C

Services

All main services available

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.



Berryfields is an excellent modern development boasting its very own train station linking London Marylebone, a shopping precinct and schools.



Entrance Hall

Stairs rising to first floor. Luxury vinyl tiles . Radiator. Smoke alarm.

Cloakroom

Low level WC. Pedestal wash hand basin with tiled splashback. Extractor. Radiator. Luxury vinyl tiles. Frosted double glazed window to front aspect.

Kitchen

1.5 bowl single drainer sink unit. Roll-edged worktops with cupboards and drawers under. Built-in 4-ring gas hob, electric oven under, extractor hood over. Integrated dishwasher. Integrated fridge and freezer. Integrated washing/dryer. Concealed gas boiler. Further range of wall mounted cupboards providing storage. Luxury vinyl tiles . Double glazed window to front aspect.

Living Room

TV point. Phone point. Radiator. Understairs storage cupboard. Double glazed French doors leading to rear garden. Ethernet Port. Luxury vinyl tiles.

Landing

Radiator. Access to loft space.

Bedroom One

Radiator. TV point. Double glazed window to rear aspect. Ethernet Port.

En-Suite

Shower cubicle. Low level WC. Pedestal wash hand basin with tiled splashback. Extractor. Radiator.

Bedroom Two

Built-in wardrobe. Radiator. 2 double glazed windows to front aspect. Tv Point. Ethernet Port.

Bathroom

Panelled bath with shower over. Shower screen. Part-tiled walls. Extractor. Low level WC. Pedestal wash hand basin. Radiator.

Front Garden

Hard landscaped with slate chippings, path to front door an gated side access leading to the rear garden.

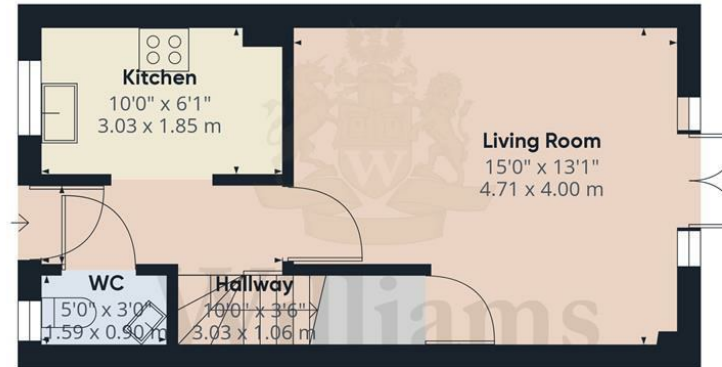
Rear Garden

Larger than average garden enclosed by panelled fence. Paved patio area. Decking area to rear. Shingle area to side. Outside tap. Outside light. Gated side access.

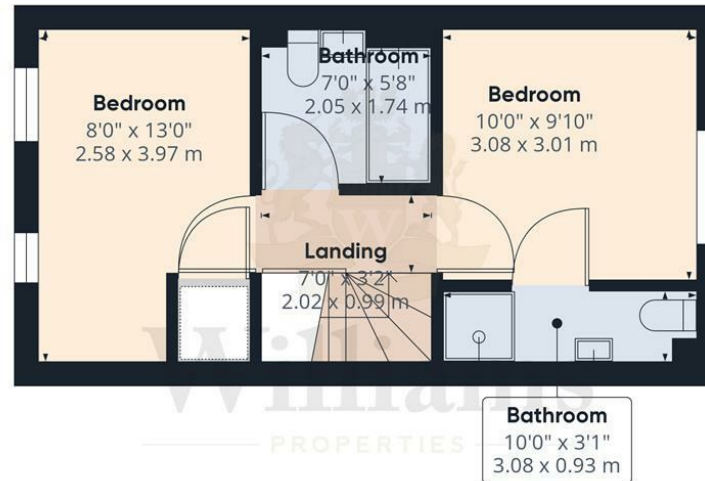
Parking

Allocated parking to the front of the property for one car.

| 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 | | | |
| (92-101) A | | | 93 | (02 plus) A | | | |
| (81-91) B | | 80 | | (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 | | | | (11-20) 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 | |



Floor 0



Floor 1



Approximate total area⁽¹⁾
626.14 ft²
58.17 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



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.