



36 Lakeland Drive

Berryfields | Aylesbury | Bucks | HP18 0ZU



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Situated in a prime location, this stylish family recently renovated home offers easy access to rail links to London Marylebone, making it perfect for commuters or those who enjoy a day out in the bustling city. Additionally, with shops, schools, leisure facilities, and eateries all within reach, convenience is truly at your doorstep. This beautiful house boasts from exquisite finishes featuring designer wallpapers villa nova , romo , elitis, not only does it have 5 spacious bedrooms but a spacious open plan living, dining and kitchen as well as 2 modern bathrooms, and a garage and driveway.

Guide price £515,000

## 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 E

## Services

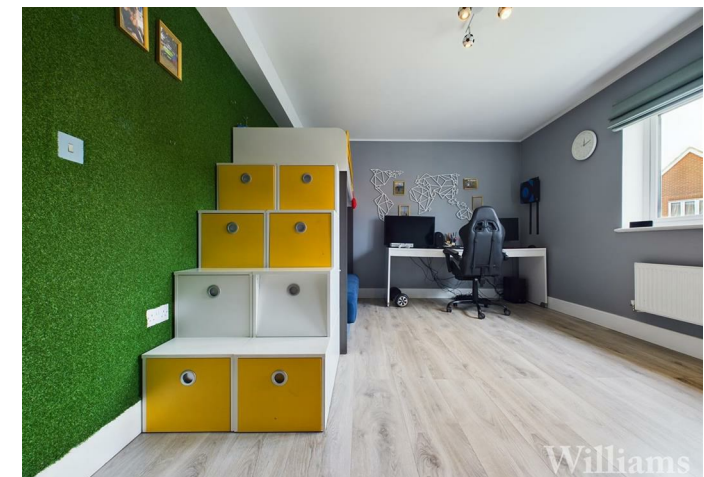
All main services available

## 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.

## Entrance

Stairs to the first floor Laminate wooden flooring, nest wall fitted heating control, alarm control pad, a wall mounted radiator and hallway with built in cabinets under the stairs, opening out into a open plan kitchen, dining and living area.





- Stylish Five Bedroom Detached Home
- Recently Renovated
- Two Bathrooms
- Large Living, Dining & Kitchen
- Garage & Driveway
- Shops, Schools, Eateries & Leisure
- Sought After Development
- Walking Distance To The Train Station

**Downstairs WC**

This Recently refitted modern suite comprising of a WC, vanity sink with mixer tap and integrated storage, a wall mounted radiator, tiled splashbacks and room extractor.

**Lounge Area**

This Good size lounge area features a window to the front aspect with a wall mounted radiator under, laminate wooden flooring laid to the floor, two single light pendant to the ceiling and open plan to the dining and kitchen area.

**Kitchen/Diner**

Range of modern base and wall mounted units with a separate island including a breakfast bar, granite worktop and storage cupboards under. The other units include quartz worktops, inset digital smeg oven and hob, integrated dishwasher, insinkerator, water softner, fridge/freezer and extractor. Inset sink with mixer tap with a window overlooking the rear garden.

**First Floor**

stairs rising to the first floor with doors to four of the bedrooms and family bathroom and airing cupboard, consists of carpet laid to floor, light pendant to the ceiling, a wall mounted radiator, and a window to the front aspect overlooking the fields and stairs rising to the second floor.

**Bedroom**

The bedroom features laminate wooden flooring, single light pendant to the ceiling, built in wardrobes, a wall mounted radiator and a window overlooking the rear garden, there is space for a double bed and other bedroom furniture.



Berryfields is an excellent lifestyle location offering the convenience of facilities such as shops, schools, eateries, leisure and a train station linking to London Marylebone.



### Bedroom

This good size bedroom features wooden laminate flooring, built in wardrobes, wall mounted radiator, single light pendant to the ceiling and a window overlooking the rear garden. There is space for a king size bed and other bedroom furniture.

### Bedroom

The bedroom features laminate wooden flooring, built in wardrobes, a wall mounted radiator, single light pendant to the ceiling and window overlooking the front of the property. There is space for a double bed and other bedroom furniture.

### Bedroom

The Bedroom features laminated wooden flooring, a wall mounted radiator, single light pendant to the ceiling, built in office desk and window overlooking the front aspect of open fields. This room is currently used as an office but has space for a single bed and other bedroom furniture.

### Bathroom

A stylish suite comprising of a panelled bath with independent shower, wall mounted WC, wash basin with mixer tap, tiling to splash sensitive areas, heated towel rail tiled flooring and room extractor.

### Second Floor

Stairs rising to the second floor landing with carpet laid to the floor, single light pendant to the ceiling and a door to the master bedroom.

### Master Bedroom Suite

This Fantastic Master Bedroom is a generous size consisting of laminate laid to the floor, panelled feature wall, built in wardrobes, an area for a super king bed and other bedroom furniture a further area currently used for a lounge area with window overlooking the front aspect of fields. Door to the En-suite shower room.

### En-Suite

This beautifully decorated en suite consists of a double shower unit, WC, wash basin, heated towel rail, fully tiled, to the walls and to the floor, shaver point, skylight window, room extractor and ceiling downlights.

### Front Garden

Open plan front garden with tiled path to front door and established planters.

### Garage & Driveway

Driveway to the side leading a to a single garage with an up and over door to the front and the rear of the garage allowing a further parking space within the garden area if needed.

### Rear Garden

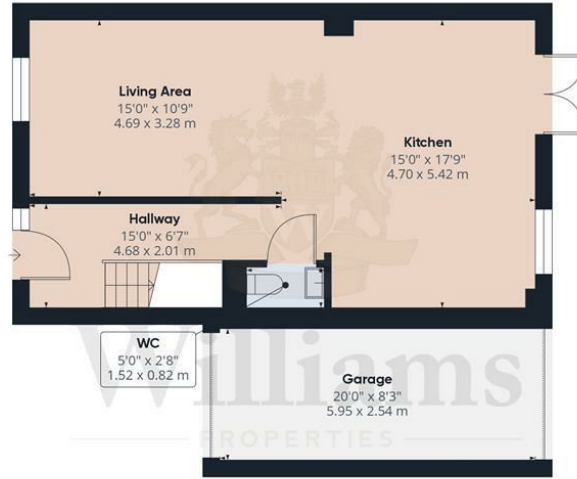
There is a large paved patio, outside tap, large area of lawn, concreted area for further parking space or as currently used for a family seating area, roller shutter garage door leading into the garage and is fully enclosed with panelled fencing.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		83	95	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



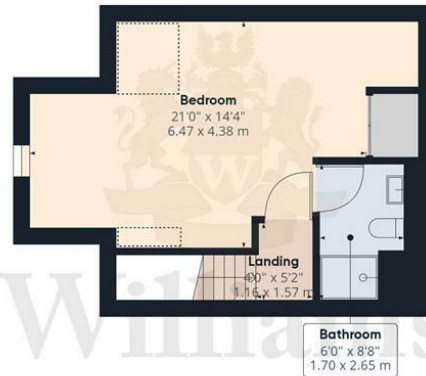
Williams



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1749.67 ft<sup>2</sup>  
162.55 m<sup>2</sup>

Reduced headroom

21.64 ft<sup>2</sup>  
2.01 m<sup>2</sup>

(1) Excluding balconies and terraces

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.