



Laxton Road

Berryfields | Aylesbury | Buckinghamshire | HP18 0NL



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Williams Properties would like to present this well presented three bedroom detached house in the popular Berryfields development, Aylesbury. Accommodation comprises a kitchen, living room, downstairs wc, three bedrooms with en suite to master and a family bathroom. Outside there is a rear garden, single garage and driveway parking. Viewing comes highly recommended.

Offers in excess of £400,000

- Popular Location
- Detached House
- Well Presented Throughout
- Good Road Links
- Three Bedrooms
- 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

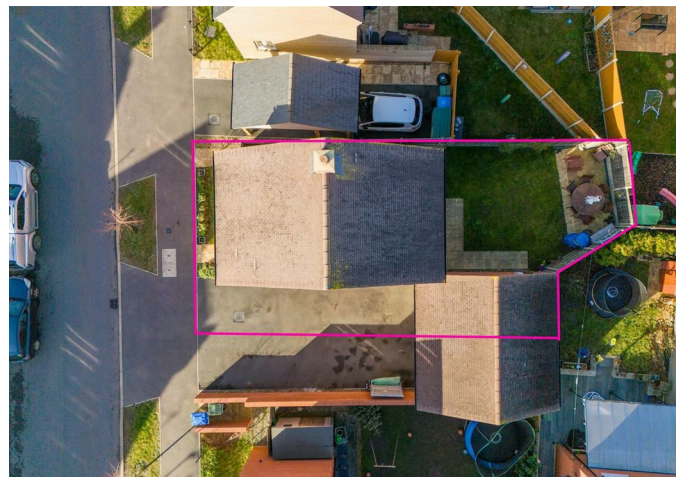
Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the hall with stairs rising to the first floor and opening to the living room.



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.



Living Room

Living room consists of a window to the front aspect, wood effect flooring, feature electric fireplace, light fitting to ceiling, radiator and space for a sofa set. Door to the kitchen.

WC

Comprising of a low level wc, hand wash basin and radiator.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, kitchen island with storage and space for bar stools, inset ceramic sink bowl unit, inset gas hob, oven, extractor and splashback, integrated fridge/freezer, washing machine and dishwasher. Doors lead out to the garden.

First Floor

Doors to all bedrooms and bathroom. Access to the loft space.

Bedroom & En Suite

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture. En suite comprises a pedestal hand wash basin, wc, heated towel rail and enclosed shower cubicle.

Bedroom

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

Bedroom

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

Bathroom

Bathroom comprises a pedestal hand wash basin, panelled bathtub with shower and screen, tiling to splash sensitive areas, wc and heated towel rail.

Garden

Enclosed rear garden with a paved patio and path leading to the garage, grass laid to the remainder, additional patio area to the rear, access to the garage.

Garage & Parking

Garage with up and over door, driveway parking in front.

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			
(92-100) A		83	95	(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				(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	



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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.