



47 Siddington Drive

Berryfields | Aylesbury | Bucks | HP18 0UE



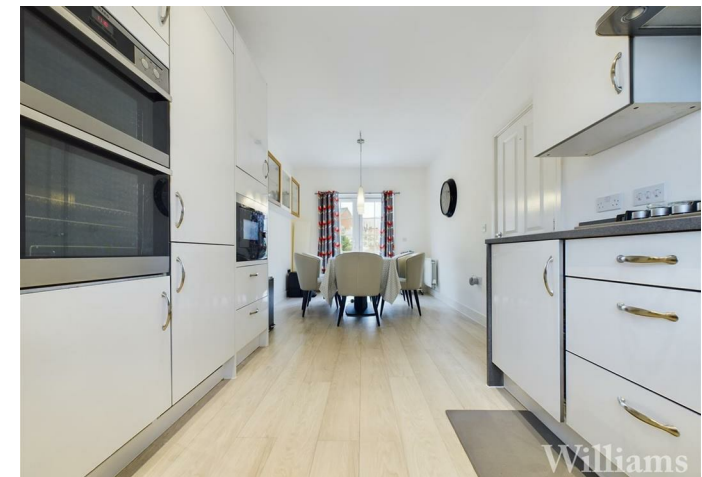
Williams
PROPERTIES

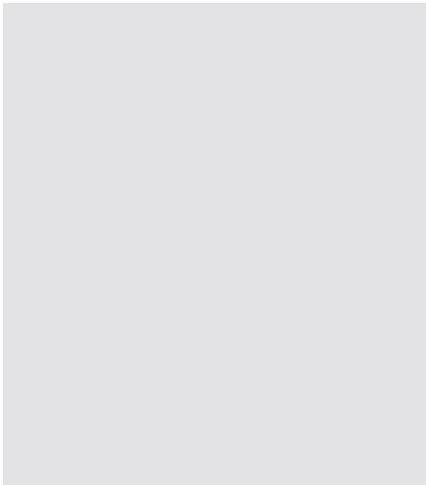
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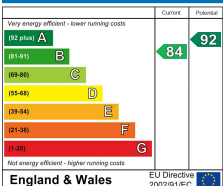
WOW!! NEW INSTRUCTION!! We are delighted to bring to market this amazing 4 bedroom property situated on the popular Berryfields development of Aylesbury. The property consists of entrance hall, study, downstairs w/c, kitchen/breakfast room, lounge with patio doors leading to the rear garden, master bedroom with en-suite, three further bedrooms, family bathroom, double glazing, gas central heating. Viewing a must!!

Per month £2,150 Per month



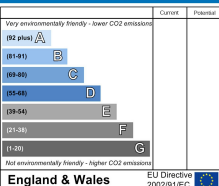


Energy Efficiency Rating

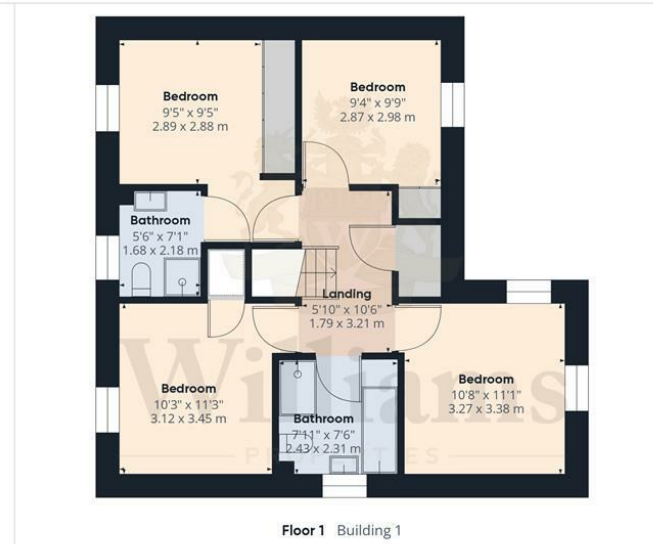
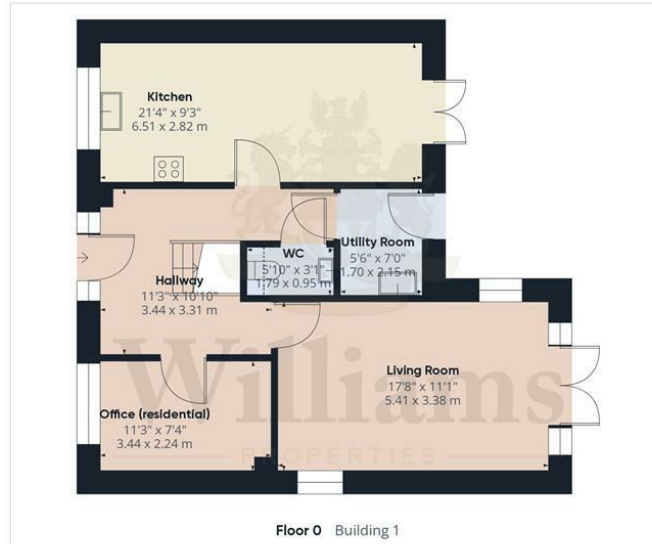


England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



Approximate total area⁽¹⁾ 1507.06 ft ² 140.01 m ²	
Reduced headroom 3.12 ft ² 0.29 m ²	
<small>(1) Excluding balconies and terraces</small>	
<small>Reduced headroom Below 5 ft/1.5 m</small>	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is for illustrative purposes only.</small>	
<small>Calculations are based on RICS IPMS 3C standard.</small>	
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.