



67a Greensleeves Drive

Berryfields | Aylesbury | Buckinghamshire | HP18 0GF



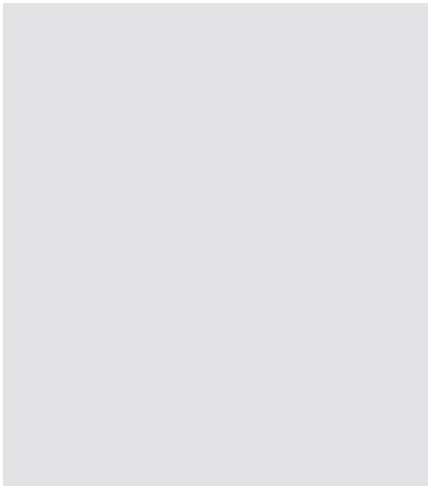
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NEW INSTRUCTION!! - Williams Properties are proud to present this immaculate three bedroom semi-detached house on the popular Berryfields development in Aylesbury. The property is within walking distance of local shops and schools and benefits from a kitchen/diner, living room, downstairs cloakroom, three bedrooms, en suite to master and family bathroom. Outside there is an enclosed rear garden and driveway parking. Available 12th December 2024.

Per month £1,750 Per month





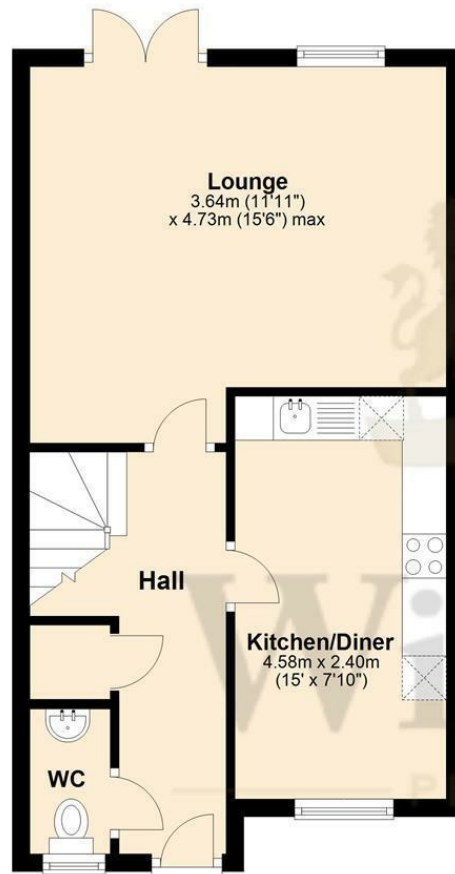
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus) A			
(B1-B1) B			
(B3-B0) C			
(D3-D0) D			
(E3-E0) E			
(F3-F0) F			
(G3-G0) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



Ground Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



Total area: approx. 80.5 sq. metres (866.6 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.



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.