



Noble Crescent

| Aylesbury | | HP18 0WX



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Williams are delighted to welcome to the market this stylish four bedroom townhouse property set over three floors and boasting generous well appointed rooms ideal for a growing family. The property can be found in this popular modern development overlooking a green and within a short walk to rail links to London Marylebone. Features include a spacious modern kitchen/diner/Living Area, Downstairs WC, living room with a balcony, four double bedrooms, two bedrooms with En Suites and a good size garage. Outside there is a rear garden with a luxury garden office and to the front driveway parking. Close to many amenities and the local schools.

Offers in excess of £485,000

Berryfields

Berryfields is a new development nestled on the edge of Aylesbury within stunning open countryside. The development boasts a new Aylesbury Vale Academy, community centre and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just under an hours journey. There are a number of walkways and local parks ideal for an active family. Easy access to A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles from Aylesbury town centre .

Council Tax

Band E

Local Authority

Buckinghamshire Council

Service Charge

A Management Charge is Payable of £320 per annum

Services

All main services available

Entrance Hallway

Enter through the front door into the hallway of which features a fitted with a wall mounted radiator, a light pendant to the ceiling, luxury vinyl flooring, carpeted stairs to the first floor and doors allowing access to the downstairs cloakroom, kitchen/diner and door to a storage cupboard with a further courtesy door leading into the garage .





- Four Double Bedrooms
- Two Ensuites And One Family Bathroom
- Garden Office
- Sought After Development
- Spacious Contemporary Kitchen/Diner/living Area
- Lounge With Balcony
- Integral Garage With Driveway
- Walking Distance To The Trian Station

Cloakroom

This downstairs two piece cloakroom comes fitted with a wall mounted radiator, tiled flooring, a low level WC and a vanity unit with hand basin.

Kitchen/Dining/Living Room

This beautiful contemporary kitchen/dining/living room comprises of an island breakfast bar, many wall and base mounted units with inset sink with a mixer tap, integrated dishwasher, oven and grill, gas stove with an extractor fan above and fridge/freezer, washing machine. Spotlights to the kitchen side ceiling and a pendulum light to dining area, tiled flooring and to splash sensitive areas, wall mounted radiator, large windows and French doors to the rear enclosed garden and a door to an under-stair storage cupboard. There is plenty of space for a family dining table and chairs and a small sofa set making this a great family entertaining space.

First Floor Landing

The first floor landing consists of doors to two of the four bedrooms, a family bathroom and the living room . Stairs rising to the second floor landing.

Bedroom

This bedroom consists of carpeted flooring, a window to the rear aspect, light pendant to the ceiling and a wall mounted radiator. space for a small double bed and other bedroom furniture

Bedroom

This bedroom consists of carpeted flooring, a wall mounted radiator, a light pendant to the ceiling and a French doors to the rear Juliet balcony. space for a double bed and other bedroom furniture.



The property is within close proximity to Aylesbury Vale Parkway Station offering rail services to London Marylebone in under an hour.



Family Bathroom

This immaculate three piece family bathroom consists of a panelled bathtub, a hand basin with mixer tap and low level WC. Heated towel rail, spotlights fitted to the ceiling and fully tiled walls.

Living Room

This good size living room comprises off two single light pendants to the ceiling, carpeted flooring, wall mounted radiator, two sets of French doors leading onto the balcony overlooking the front aspect. Plenty of space for a large sofa set and other typical living room furniture

Second Floor Landing

The second floor landing consists of two double door storage cupboards, carpeted flooring, fitted lights to the ceiling and doors to the two further bedrooms.

Bedroom

This generous sized bedroom consists of two sets of windows to the rear aspect, carpeted flooring, light pendant to the ceiling and a wall mounted radiator. There is plenty of space for a super king size bed and other bedroom furniture. Door leading into the ensuite.

En Suite

This spotless three piece En Suite consists of a double shower cubicle with sliding doors, spot lights to the the ceiling. a low level WC, heated towel rail, hand basin with a mixer tap and fully tiled walls.

Bedroom

Another generous bedroom consisting of carpeted flooring, a single pendant light to the ceiling, a wall mounted radiator, two sets of windows to the front aspect and two large fitted wardrobes. Space for a super king bed and other bedroom furniture. Door leading into the ensuite.

En Suite

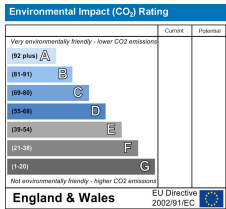
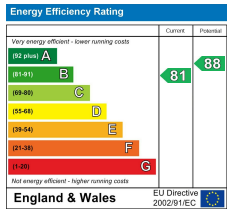
This immaculate three piece ensuite consists of a heated towel rail, fully tiled walls, a low level WC, hand basin with a mixer tap, tiled flooring, enclosed double cubicle with a sliding door and spotlights to the ceiling.

Garden

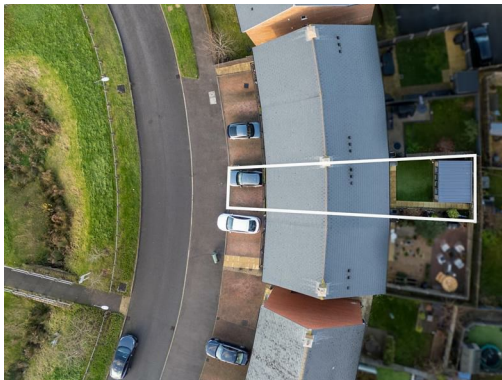
This enclosed rear garden consists of artificial turf, a tiled patio area and pathway to access at the rear of the garden and a garden room.

Garden Room

This beautifully kept garden room consists of large windows to either side of the French doors, wood effect flooring and space for any desired furniture.







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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.