



53 Moorcroft Lane

Berryfields | Aylesbury | Bucks | HP18 0UR



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Williams Properties are delighted to welcome this three bedroom townhouse on the popular Berryfields development in Aylesbury. The property is set over three floors and consists of an entrance hall, kitchen, lounge, downstairs w/c, three bedrooms, family bathroom and an en-suite. Outside there is a rear garden and allocated parking for two cars to the rear. Viewing is highly recommended on this superb home.

Offers in excess of £400,000

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.

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into the entrance hallway consisting of wood effect flooring, a pendant light to the ceiling, a wall mounted radiator, a door to the open plan kitchen/living area and carpeted stairs to the first floor.

Kitchen

This open plan Kitchen area comprises of dual aspect windows to the front and side aspect, a wall mounted radiator, wood effect flooring, spotlights to the ceiling, a range of wall and base mounted units with an iset sink and drainer and has integrated dishwasher, fridge freezer and washing machine /dryer. Open plan access to living room/diner area and space for kitchen furniture.





- Berryfields
- Landscaped garden
- Close To Local Amenities And Schools
- 2 Allocated Parking Spaces
- Popular Mayberry Place location
- Three Bedroom Townhouse
- En Suite & Family Bathroom
- Walking distance to Aylesbury Vale Parkway Train Station
- Semi-Detached

Living Room/Diner

This open plan living room/diner consists of wood effect flooring, three pendant fitted lights, windows and a French door to the enclosed rear garden, a wall mounted radiator and plenty of space for Living and Dining Room furniture. Open plan access to the Kitchen.

Cloakroom

Situated within the Kitchen/Living Room/Diner, this cloakroom comprises of a fitted pendant light to the ceiling, wood effect flooring, a hand basin with a mixer tap and a low level WC.

First Floor Landing

Carpeted landing with doors to all bedrooms, the family bathroom and carpeted stairs to the second floor. Pendant light fitted to the ceiling and a fitted banister.

Bedroom

Bedroom two comprising of carpet laid to floor and lighting to ceiling, with two windows to the outside aspect, wall mounted radiator, ample space for a double bed and other bedroom furniture.

Bedroom

Bedroom three comprising of carpet laid to floor and lighting to ceiling, windows to the front aspect, wall mounted radiator panel, space for a bed and other furniture.



The property is located on a quiet road a short walk away from the Aylesbury Vale Parkway train station, which provides regular services directly into London Marylebone. A more extensive range of shopping, school and leisure facilities can be found in Aylesbury which is easily accessible by bus or car. For road users, the A41 is a short distance away.



Family Bathroom

Family bathroom comprising of a fully tiled bath with shower and screen, low level WC and hand wash basin, half height tiling to the rest of the room and a heated towel rail.

Master Bedroom Suite

Accessed off the first floor landing a private doorway through to an inner hallway with stairs rising to the second floor suite. Spacious master bedroom comprising of carpet laid to floor and lighting to ceiling, with a window to the front aspect, further ceiling light, door into a storage cupboard and door into the En suite shower room. This room boasts from fitted wardrobes and bespoke built cabinetry and vanity unit with spot lighting and Ample space for a super king size bed and other furniture. There is eave storage situated behind the wardrobes and is the full length of the wall with an easy access point.

En-Suite

A fully tiled Ensuite comprising of enclosed shower stall, low level WC, hand wash basin and duel fuel heated towel rail.

Rear Garden

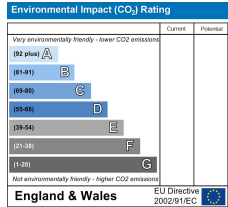
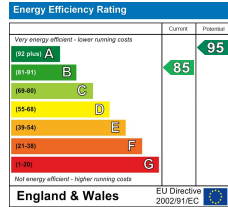
Landscaped with a stone patio, low level lighting along the boundaries, artificial area of lawn, gated rear access and enclosed with panelled fencing and retaining brick wall.

Parking

Allocated Parking two cars to the rear of the property.

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.







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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.