



Greensleeves Drive

Berryfields | Aylesbury | Bucks | HP18 0GG



Williams  
PROPERTIES

# Greensleeves Drive

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Welcome to this delightful five bedroom detached home located on Greensleeves Drive in the popular area of Berryfields. Accommodation includes a large L-shaped kitchen, dual aspect dining room, a front to back living room, five double bedrooms, a downstairs cloakroom, an en suite & two separate family bathrooms. To the rear there is a large enclosed garden leading down to the garage & driveway. A superb five bedroom detached home set over three floors and sat on an enviable corner plot position offering generous accommodation for a large or growing family.

£625,000

## 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 .

## Local Authority

Buckinghamshire Council

## Council Tax

Band F

## Services

All main services available

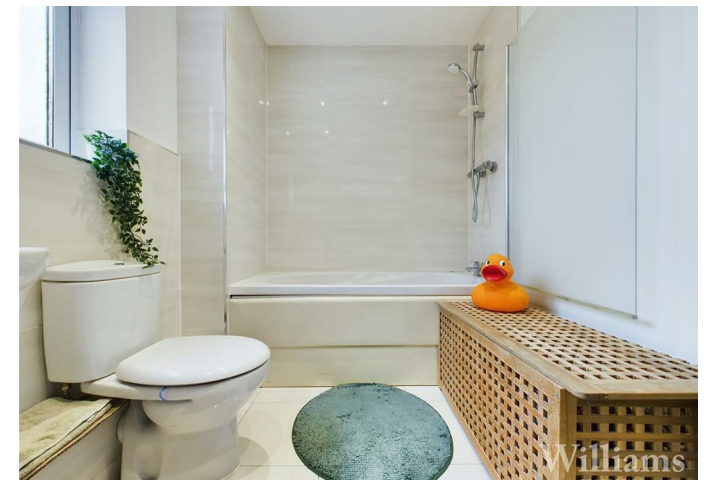
## Entrance Hallway

The L-shaped entrance hallway consists of two pendant lights to the ceiling, a wall mounted radiator and doors to the kitchen, downstairs cloakroom, dining and living rooms. Carpeted stairs rising to the first floor.

## Cloakroom

This downstairs cloakroom consists of a light fitted to the ceiling, a wall mounted radiator, a basin with a mixer tap, tiling to splash sensitive areas and a low level WC.





- Potential to Extend (STPP)
- Three Bathrooms and a Cloakroom
- Large L-shaped Kitchen
- Corner Plot Location
- Five Double Bedroom Detached House
- Garage & Driveway
- Popular Development
- Viewings Highly Recommended

#### Dining Room

This Dining Room comprises of wood effect flooring, a pendant light to the ceiling, dual aspect windows to the front and side aspect, a wall mounted radiator and space for dining room furniture.

#### Kitchen

This spacious L-Shaped Kitchen consists of wood effect flooring, a wall mounted radiator, dual aspect windows to the rear and side aspect of the garden. Fitted with a range of wall and base mounted units, fitted double oven, fridge/freezer, gas hob with an extractor, dishwasher and an inset basin, draining board and mixer tap. Spotlights to the ceiling and double French doors open into the rear garden.

#### Living Room

This front to back living room consists of two lights fitted to the ceiling, carpeted flooring and a wall mounted radiator. Floor to ceiling windows to the front aspect and more windows and a double French doors to the rear aspect. Plenty of space for typical living room furniture.

#### First Floor Landing

The First Floor Landing consists of carpeted flooring, a wall mounted radiator, two pendant lights fitted to the ceiling, doors to three double bedrooms and the family bathroom. Carpeted stairs rising to the first floor.

#### Bathroom

This family Bathroom consists of tiled flooring, spotlights to the ceiling, a heated towel rail, splash sensitive tiling, a bathtub with an overhead shower and a mixer tap and a frosted window to the rear aspect. hand wash basin with a mixer tap and a low level WC.



The property is within very close proximity to Aylesbury Vale Parkway Station offering services to London Marylebone in under an hour. Aylesbury Vale Academy and Berryfields Church of England Primary are both several minutes walk to and from the house.



**Bedroom**

This double Bedroom consists of carpeted flooring, a pendant light to the ceiling, a window to the front aspect and an inset wardrobe. Plenty of space for a double bed and other bedroom furniture.

**Bedroom**

This double Bedroom comprises of carpeted flooring, a pendant light to the ceiling, an inset double wardrobe, a wall mounted radiator and a window to the rear aspect. Door to the En Suite.

**En Suite**

This En Suite consists of tiled flooring and to splash sensitive areas, a heated towel rail, spotlights to the ceiling, a frosted window to the rear aspect, an enclosed shower unit, a hand basin with a mixer tap and a low level WC.

**Bedroom**

This double Bedroom consists of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator and large, window to the front aspect.

**Second Floor Landing**

The Second Floor Landing consists of a pendant light to the ceiling, carpeted flooring and doors to the shower-room, and two double bedrooms. Loft access overhead.

**Shower-room**

This Shower-room consists of tiles to flooring and splash sensitive areas, a skylight and spotlights to the ceiling, a heated towel rail, low level WC, basin with a mixer tap and an enclosed shower unit

**Bedroom**

This double Bedroom consists of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator, a built in wardrobe and windows to the front and rear aspect.

**Bedroom**

This double Bedroom consists of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator and a window to the front aspect.

**Garden**

This large wrap around enclosed rear Garden consists of a tiled pathway to the garage and driveway, grass laid to the lawn, a wooden decking area

**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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



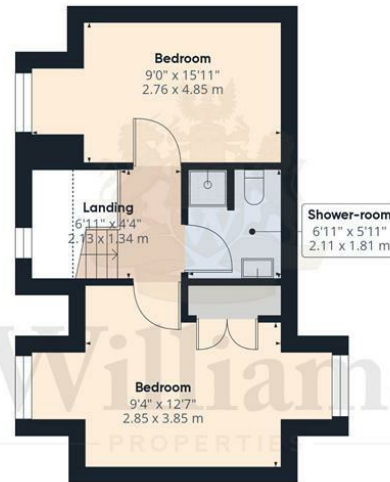
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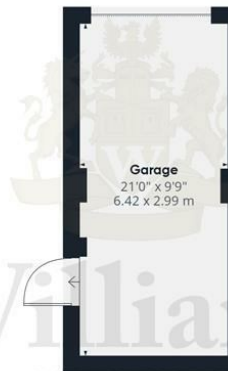
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
1904.43 ft<sup>2</sup>  
176.93 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.