



Noble Crescent

Berryfields | Aylesbury | Buckinghamshire | HP18 0WX



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Williams Properties welcome to the market this fantastic five bedroom town house located in the popular Berryfields development in Aylesbury. The property is set over three floors and offers an entrance hall, family room, spacious kitchen/diner, living room with a Juliet balcony, a family bathroom, master bedroom with en suite, three further bedrooms, a utility, downstairs cloakroom, enclosed rear garden and driveway parking.

Offers in excess of £450,000

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 E

Local Authority

Buckinghamshire Council

Services

All main services available

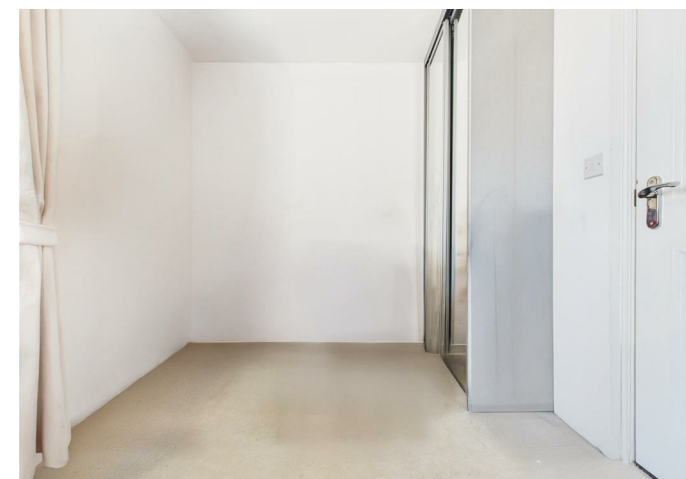
Entrance Hallway

Enter through the front door into the hallway of which features a wall mounted radiator, two pendant lights to the ceiling, carpeted flooring, stairs to the first floor and doors allowing access to the downstairs cloakroom, utility, bedroom and reception room.

Cloakroom

This downstairs two piece cloakroom comes fitted with a wall mounted radiator, tiled flooring, a low level WC and hand basin wash basin with hot and cold taps.





- Four Bedrooms
- Sought After Development
- Close To Schools
- An En Suite and Bathroom
- Lounge With Juliet Balcony
- Set Over Three Floors
- Spacious Kitchen/Diner
- Viewings Highly Recommended

Reception Room

This room comprises of carpet laid to floor with a light fitting to the ceiling and there is space for a range of furniture.

Bedroom

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

Utility

This utility is fitted with tiled flooring, a wall mounted radiator, a fitted light to the ceiling, an inset basin with a mixer tap and draining board, space and plumbing for a washing machine and a door to the enclosed rear garden.

First Floor Landing

The first floor landing consists of doors to the living room and kitchen/diner, pendant light to the ceiling and carpeted flooring. Stairs rising to the second floor landing.

Living Room

The living room is light and airy situated on the first floor and comprises of a pendant light and spotlights to the ceiling, carpeted flooring, a wall mounted radiator and French double doors leading out to a Juliet balcony. There is ample space for a two piece suite and other lounge furniture.



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



Kitchen/Diner

This L-shaped kitchen/dining room is one of great proportions and comprises of tiles laid to floor with a range of base and wall mounted units, an integrated oven/grill and gas hob with extractor fan overhead, integrated fridge/freezer, stainless steel sink with draining board and mixer tap, fitted and spotlight fittings to the ceiling, two wall mounted radiators and two double French doors leading to the Juliet balcony. There is space for a dining table with several chairs.

Second Floor Landing

The second floor landing consists of carpeted flooring, a pendant light to the ceiling and doors to three further bedrooms and a bathroom.

Bedroom

The master bedroom is on the second floor and comprises of carpet laid to the floor with a pendant light fitting to the ceiling, an inset wardrobe, two windows to the front aspect and a door leading in to the en suite. There is space for a double bed and other furniture.

En Suite

This en suite bathroom is comprised of tiled flooring, a wall mounted radiator, studio spotlights to the ceiling, a low level WC, hand wash basin with hot and cold taps and an enclosed shower unit with an overhead shower and fully tiled walls.

Bedroom

This bedroom is situated on the second floor features carpet laid to the floor with a pendant light fitting to the ceiling, a wall mounted radiator and a window to the rear aspect. There is space for a double bed and other bedroom furniture.

Bedroom

This bedroom is on the second floor and comprises of carpet laid to floor with a pendant light fitting to the ceiling and a window to the rear aspect. There is space for a single bed and other furniture.

Bathroom

This bathroom is comprised of spotlights to the ceiling, a low level WC, hand wash basin with a mixer tap, a wall mounted radiator and a panelled bathtub with taps and an overhead shower. Tiling to splash sensitive areas.

Garden

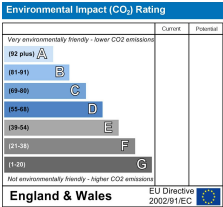
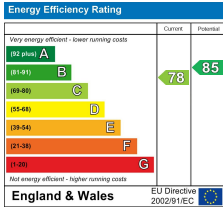
This enclosed rear garden is comprised of a patio area with space for garden furniture and grass lawn laid to the remainder.

Parking

There is off road driveway parking for one vehicle.

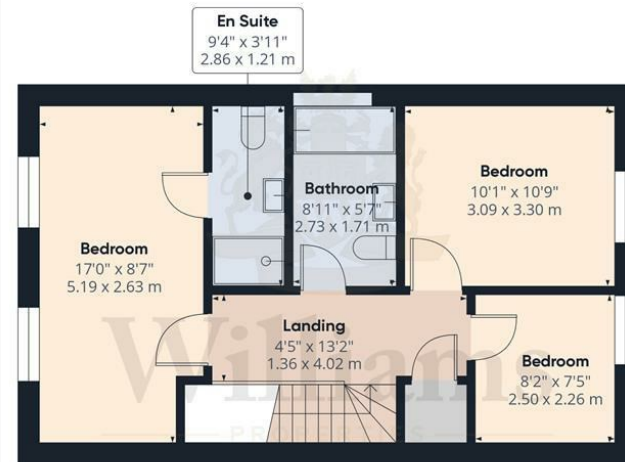
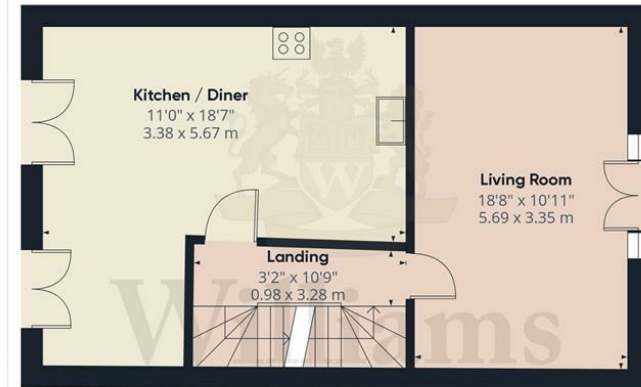
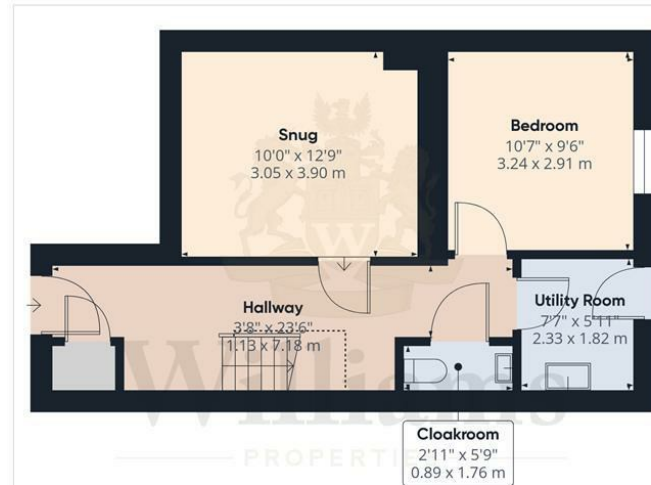
Buyer Notes

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.





Williams



Approximate total area⁽¹⁾
1383.48 ft²
128.53 m²

Reduced headroom
15.74 ft²
1.46 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.