



83 Paradise Orchard

Berryfields | Aylesbury | Bucks | HP18 0WQ



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Williams Properties are delighted to bring to the market this fantastic three bedroom detached house, in the popular development of Berryfields, Aylesbury. The property benefits from a fitted kitchen/breakfast bar, living and dining rooms, a downstairs cloakroom, family bathroom, three bedrooms and an en suite. Outside there is an enclosed rear garden, single garage, office & driveway for multiple vehicles. Viewing comes highly recommended on this wonderful property.

Guide price £525,000

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

This entrance hallway is comprised of tiled flooring, spotlights to the ceiling, a wall mounted radiator, carpeted stairs rising to the first floor and doors leading to the downstairs cloakroom, living room, kitchen and under stair storage cupboard.





- Fully Renovated To A High Standard
- Three Bedrooms
- Home Office
- Walking Distance To All Schools & Amenities
- Extended Detached Family Home
- Good Size Garden
- Large Living Areas
- Walking Distance To Aylesbury Vale Train Station

Cloakroom

This downstairs cloakroom is comprised of tiled flooring, spotlights to the ceiling, a frosted window, a heated towel rail, hand wash basin with a mixer tap and a low level WC.

Living Room

This lounge is comprising of carpeted flooring, pendant lights to the ceiling, a bay window to the side aspect, wall mounted radiators and French double doors to the dining room. Ample space for a plethora of living room furniture.

Kitchen

This modern fitted kitchen is features cupboard downlights to the wall mounted units, pendant lights and spotlights to the ceiling, two windows to the front aspect, tiled flooring, a range of wall and base mounted units including an inset sink with a mixer tap, dishwasher, fridge/freezer, double oven, gas stove and overhead extractor. There is space for barstools in the central counter and an open walkway to the dining room.

Dining Room

This light and airy dining room features wood effect flooring, spotlights and a pendant light to the ceiling, fitted lights to a the walls, skylight windows to the ceiling, French double doors to the living room, electric underfloor heating and sliding doors and windows to the side and rear aspect.



The property is situated in the heart of the Berryfields development and is within walking distance of the Aylesbury Vale Parkway, as well as the local schools and a children's play area, making it an ideal home for a growing family. There are good road links with easy access onto the A41.



First Floor Landing

This first floor landing is comprised of carpeted flooring, spotlights to the ceiling, a wall mounted radiator and doors leading to all three bedrooms and the family bathroom.

Bathroom

This family bathroom is comprising of spotlights to the ceiling, a heated towel rail, tiled flooring, a frosted window, panelled bathtub with an overhead shower, floating vanity unit with an inset hand wash basin with a mixer tap and a low level WC.

Bedroom

This bedroom is comprised of carpeted flooring, spotlights to the ceiling, a window to the side aspect and a wall mounted radiator. Space for a single bed and other bedroom furniture.

Bedroom

This bedroom is comprised of carpeted flooring, a pendant light and spotlights to the ceiling, a window to the side aspect, wall mounted radiator and a fitted wardrobe, Space for a double bed and other bedroom furniture.

Bedroom

The master bedroom features carpeted flooring, a wall mounted radiator, dual aspect windows to the front and rear aspect, a pendant and spotlights to the ceiling, an inset double wardrobe, space for a double bed and other bedroom furniture. A door leading to the en suite.

En Suite

This en suite is comprised of fully tiled walls and flooring, spotlights to the ceiling, a heated towel rail, frosted window, low level WC, a floating vanity unit with an inset hand wash basin with a mixer tap and an inset shower unit.

Office

This garage office is comprised of wood effect flooring, spotlights to the ceiling, a window to the rear aspect and a door to the garage and the garden. Plenty of space for office furniture.

Garden

This enclosed rear garden is comprised of a patio area to the rear of the property with space for garden furniture and a gate to the front of the property. There is a wooden decking area to the rear of the property with a pergola and space for more garden furniture. Grass lawn laid to the remainder.

Parking

There is driveway parking for multiple vehicles and a single garage.

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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(12-14) A			(02 plus) A		
(15-17) B			(01-01) B		
(18-20) C			(02-02) C		
(21-23) D			(03-03) D		
(24-26) E			(04-04) E		
(27-29) F			(05-05) F		
(30-32) G			(06-06) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Williams



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1442.05 ft²

133.97 m²

Reduced headroom

7.65 ft²

0.71 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.

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.