



The Moat

Berryfields | Aylesbury | Bucks | HP18 0FH





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Williams Properties are delighted to welcome this four bedroom townhouse on the popular Berryfields development in Aylesbury. The property is set over three floors and consists of an entrance hall, kitchen/living area, lounge, two cloakrooms, four bedrooms, a family bathroom and an en-suite. Outside there is an enclosed newly landscaped rear garden and a garage and allocated parking nearby. Viewing is highly recommended on this superb home.

Offers in excess of £435,000

## 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

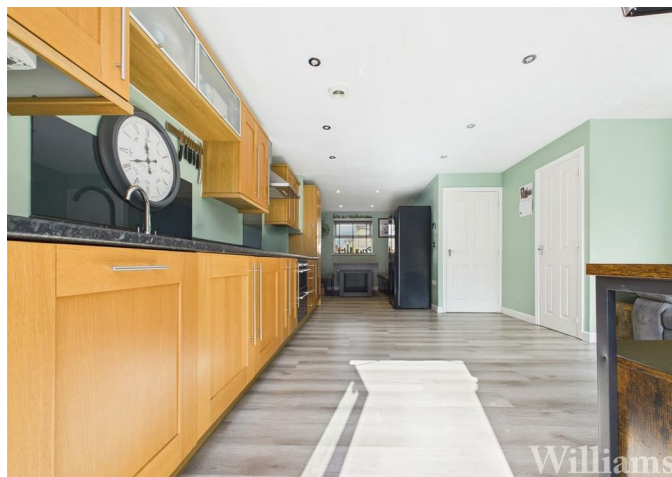
All main services available

## Entrance Hallway

This entrance hallway is comprised of wood effect flooring, a pendant light to the ceiling, a wall mounted radiator, carpeted stairs to the first floor and doors to the kitchen/diner and cloakroom

## Cloakroom

This downstairs cloakroom is comprised of wood effect flooring, a fitted light to the ceiling, frosted window to the front aspect, a low level WC and a hand wash basin with a mixer tap.







- Semi-Detached
- Four Bedroom Townhouse
- Close To Schools
- Enclosed Rear Garden
- Garage & Parking Space
- Berryfields Development
- Nearby Rail Links To London
- Viewing Highly Recommended

#### **Lounge/Kitchen/Diner**

This open plan lounge/kitchen/diner features wood effect flooring, spotlights to the ceiling, dual aspect windows to the front and rear aspects, a door to the under stair storage cupboard, range of wall and base mounted units including an inset double oven, gas hob, extractor, basin with a mixer tap and dishwasher. Ample space for a range of living and dining room furniture.

#### **First Floor Landing**

This first floor landing is comprised of carpeted flooring, a pendant light to the ceiling, window to the side aspect, wall mounted radiator, stairs rising to the first floor and doorways to the living room, bedroom and a family bathroom.

#### **Living Room**

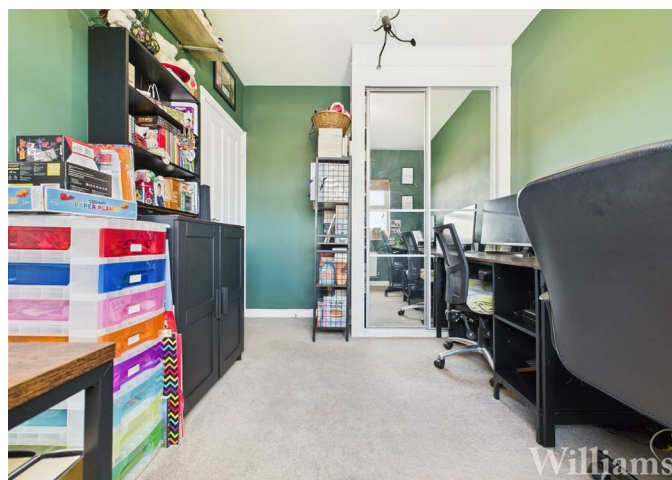
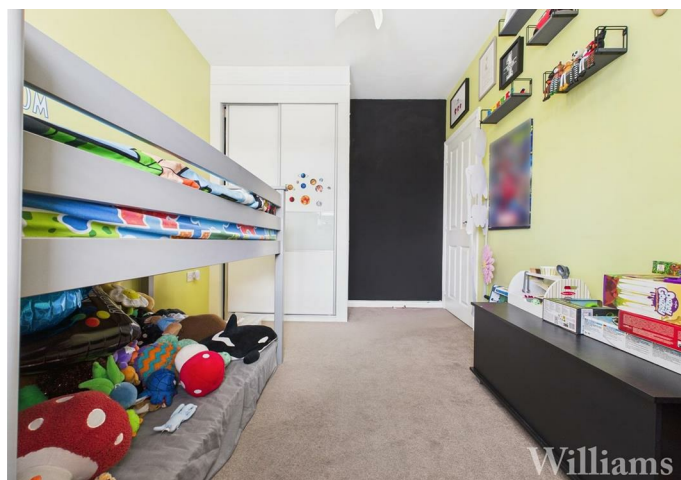
This living room is comprised of wood effect flooring, a pendant light to the ceiling, two wall mounted radiators, two windows to the rear aspect and plenty of space for a sofa set and other lounge furniture.

#### **Bathroom**

This bathroom is comprised of a fitted light to the ceiling, tiled flooring, fully tiled walls, a panelled bathtub with hot & cold taps and an overhead shower, a low level WC, hand wash basin with hot & cold taps and a heated towel rail.

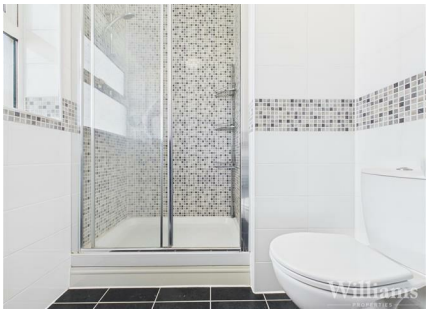
#### **Bedroom**

This bedroom features carpeted flooring, a wall mounted radiator, pendant light to the ceiling, an inset double wardrobe, and a window and bay window to the front aspect. There is space for a double bed and other bedroom furniture





The property is situated on the popular Berryfields development which offers residents a local supermarket, coffee shop, fish and chip shop and benefits from good transport links including the Aylesbury Vale Parkway station and easy access to the A41, M1 and M25.



**Second Floor Landing**

This second floor landing features a window to the side aspect, carpeted flooring, a fitted light to the ceiling, a wall mounted radiator and doors to three bedrooms and a cloakroom.

**Bedroom**

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

**Bedroom**

This bedroom is comprised of carpeted flooring, a window to the rear aspect, wall mounted radiator, pendant light to the ceiling, an inset wardrobe and space for a double bed and other bedroom furniture.

**Cloakroom**

This cloakroom is comprised of half height tiled walls, a fitted light to the ceiling, a hand wash basin with H&C taps, a low level WC and a wall mounted radiator.

**Bedroom**

The family bathroom comprises of tiles laid to the floor and most of the wall surround, white panelled bathtub with shower attachment, wall mounted hand wash basin, spotlights to the ceiling, low level WC and a UPVC window to the front aspect.

**En Suite**

This en suite is comprised of tiled flooring, spotlight to the ceiling, a frosted window, fully tiled walls, a low level w/c, hand wash basin with a mixer tap, heated towel rail and an enclosed shower unit.

**Garden**

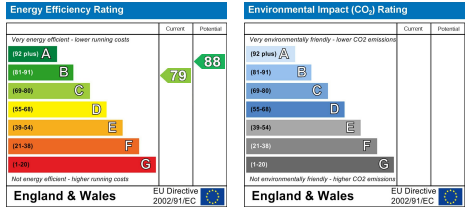
This beautiful newly landscaped enclosed rear garden features a patio area with space for garden furniture, patio walkways towards gates to the front aspect and the parking and garage, as well as a wooden decking area with a pergola and artificial lawn to the remainder.

**Garage & Parking**

There is a single garage nearby with an up and over door and a parking space ahead of it.

**Buyer Notes**

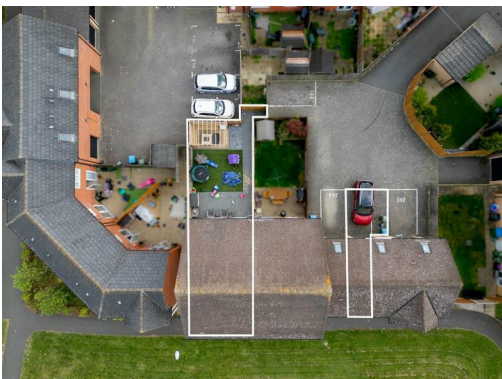
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



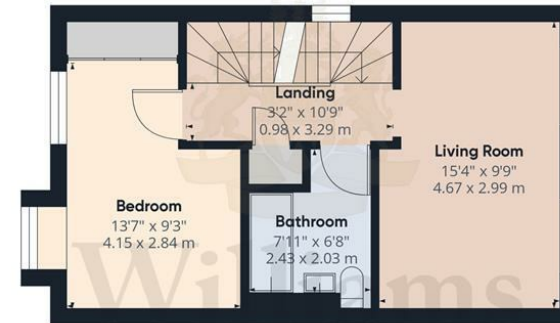




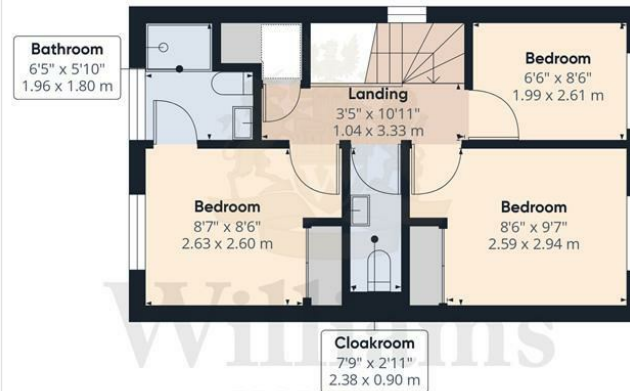




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1250.34 ft<sup>2</sup>  
116.16 m<sup>2</sup>

(1) Excluding balconies and terraces.

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.