



Brandy Street

Berryfields | Aylesbury | Bucks | HP18 0YN





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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, off road parking and a single garage. Viewing is highly recommended on this superb home.

Offers in excess of £415,000

## Berryfields

Berryfields boasts the Aylesbury Vale Academy, community centre, newly built local amenities and excellent transport links, including the Aylesbury Vale 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

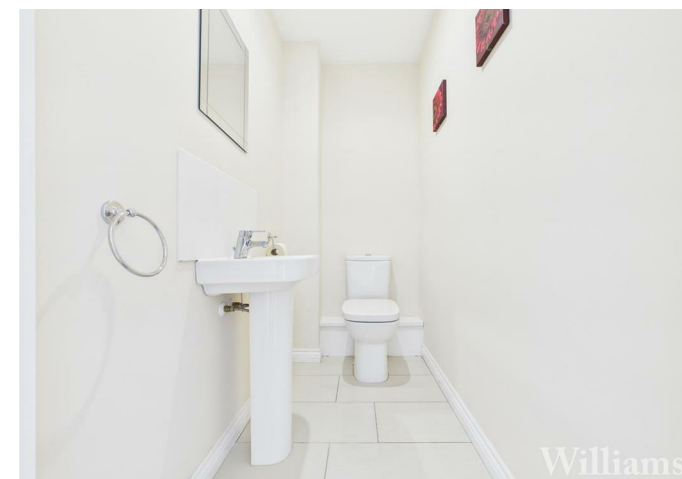
## Entrance Hall

Enter the property via a composite front door leading in to the entrance hall with doors leading off to the kitchen/living room and stairs rise to the first floor landing.

## Kitchen/Breakfast Room

This open plan Kitchen area comprises of dual aspect windows to the front and side aspect, a wall mounted radiator, tiled flooring, studio spotlights to the ceiling, a range of wall and base mounted units with an inset sink and drainer and has integrated dishwasher, fridge/freezer and double oven, gas stove and extractor. Open plan access to living room/diner area and space for kitchen furniture.





- Three Bedroom Townhouse
- En Suite & Family Bathroom
- Close To Local Amenities And Schools
- Viewings Highly Recommended
- Semi Detached
- Garage & Driveway
- Walking distance to Aylesbury Vale Parkway Train Station

#### **Lounge/Diner**

This open plan living room/diner consists of wood effect flooring, lights to the ceiling, 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 light to the ceiling, tiled flooring, a hand basin with a mixer tap and a low level WC.

#### **First Floor Landing**

There are doors to bedrooms two, three and a family bathroom, and further door opening to separate landing area with window to the front and stairs rising to the second floor.

#### **Bedroom**

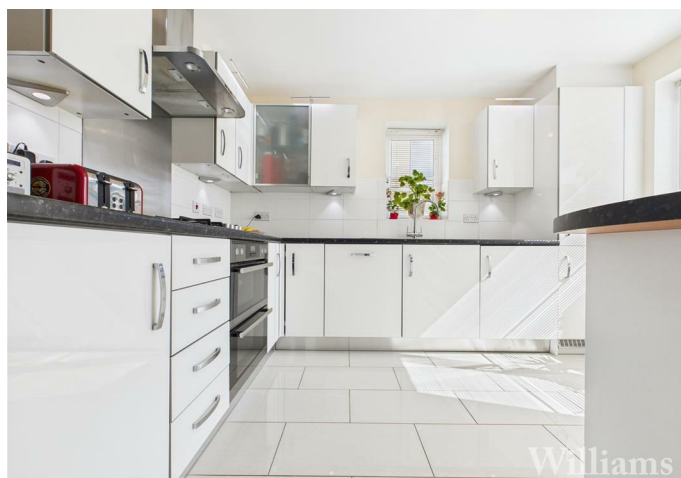
Bedroom two comprising of carpet laid to floor and pendant lighting to ceiling, with two windows to the rear aspect, wall mounted radiator and ample space for a king sized bed and other bedroom furniture.

#### **Bedroom**

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

#### **Bathroom**

Family bathroom comprising of a fully tiled bath with shower and screen, low level WC and hand wash basin and a wall mounted radiator.





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.



**Bedroom & Ensuite**

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, wall mounted lights, a 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. A fully tiled en suite comprising of enclosed shower stall, low level WC, hand wash basin and duel fuel heated towel rail.

**Rear Garden**

Landscaped rear garden with paved patio and fenced of area with grass lawn to the remainder. The garden is fully enclosed with panel fencing.

**Garage & Driveway**

Driveway leading to a single garage with an up and over door and side access from the garden.

**Buyers 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
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(99-00) D			
(98-00) E			
(97-00) F			
(96-00) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

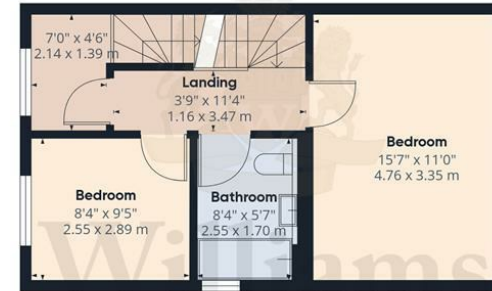


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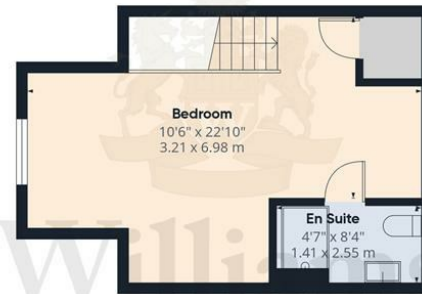




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**  
 1234.84 ft<sup>2</sup>  
 114.72 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. 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.