



Colney Road

Berryfields | Aylesbury | Buckinghamshire | HP18 0YF





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Williams Properties are delighted to present four bedroom detached house on the popular Berryfields development in Aylesbury. The property consists of an entrance hall, family room, living room, kitchen, conservatory, downstairs cloakroom, four double bedrooms, family bathroom and an en-suite. Outside, there is a landscaped rear garden, single garage and driveway parking. Viewing is highly recommended on this fantastic property, an ideal family home.

Guide price £550,000

## 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 entrance hall with doors to the downstairs cloakroom, family room, living room and kitchen. Carpeted stairs rise to the first floor. Under stairs cupboard, wood effect flooring and a wall mounted radiator.

## Cloakroom

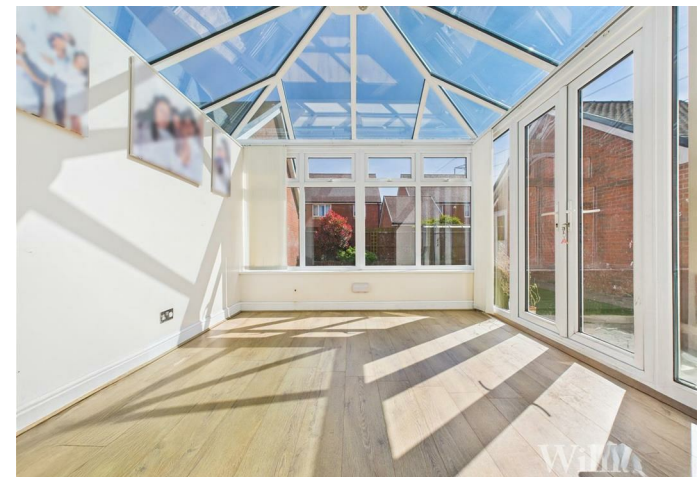
This cloakroom comprises a corner hand wash basin, low level wc, half height tiling, wall mounted radiator, a low level w/c and a frosted window to the side.



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- Detached Family Home
- Berryfields Development
- Garage & Driveway Parking
- En Suite To Master
- Four Double Bedrooms
- Close To Schools & Amenities
- Multiple Reception Rooms
- Viewing Highly Recommended

#### **Family Room**

This family room is situated to the front of the property and consists of a window to the front, wood effect flooring, a pendant light to the ceiling and wall mounted radiator. Space for a sofa set and a range of other furniture.

#### **Living Room**

This living room consists of spotlights to ceiling, wood effect flooring, wall mounted radiators and open plan access to the conservatory. Space for a sofa suite and a range of other living room furniture.

#### **Conservatory**

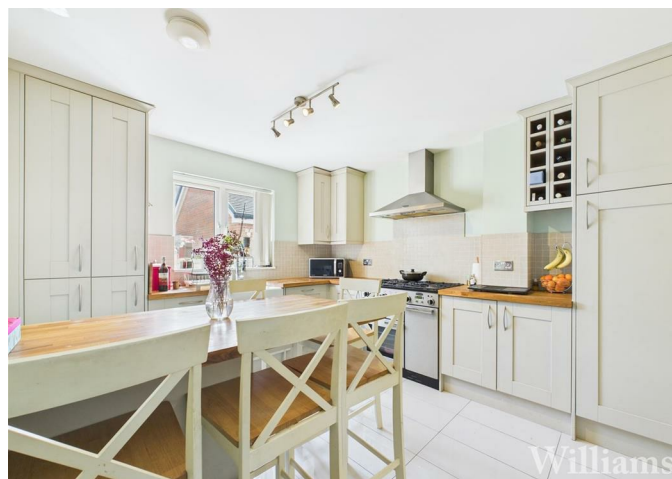
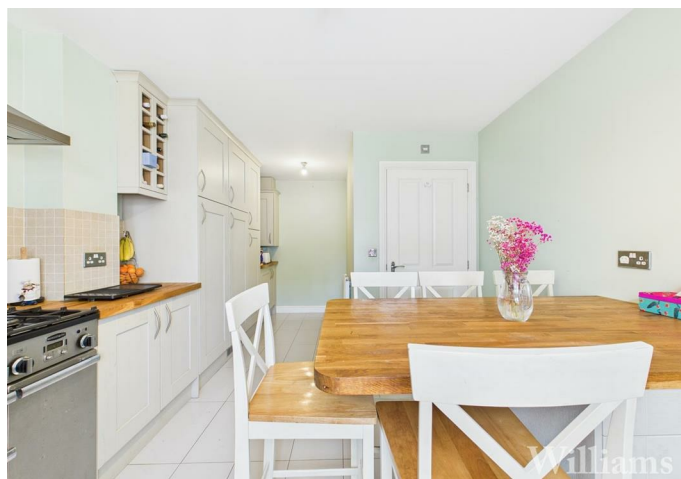
Conservatory consists of windows to the surround, double doors leading out to the rear garden, wood effect flooring and light fitting to ceiling. Space for a range of furniture.

#### **Kitchen**

Kitchen comprises a range of wall and base mounted units with square edge worktops, inset butler sink with mixer tap and window over, integrated fridge/freezer, extractor, dishwasher and space for a range style cooker. Tiled flooring, light fittings to the ceiling, a wall mounted radiator and space for a dining table set.

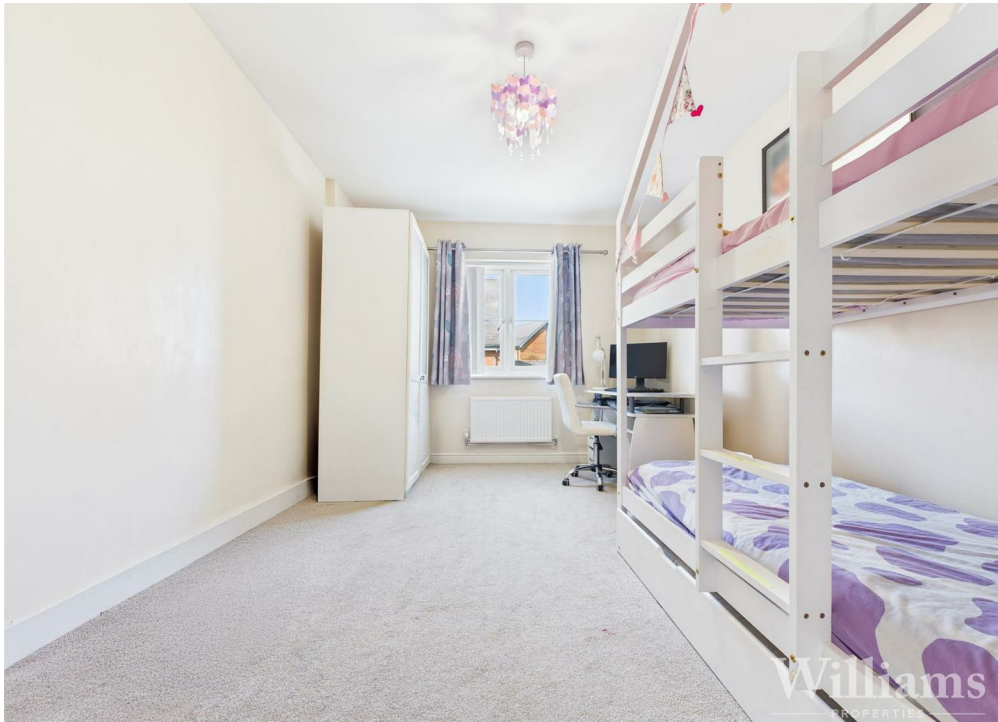
#### **First Floor Landing**

Carpeted first floor landing with doors to all bedrooms and family bathroom, access to the loft. Pendant light to the ceiling and a window to the front 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.



**Bedroom**

The master bedroom consists of a window to the rear aspect, carpet laid to floor, a pendant light fitting to ceiling, wall mounted radiator and door to the en suite. Space for a king size bed and other bedroom furniture.

**En Suite**

This en suite is part tiled and comprises a low level wc, pedestal hand wash basin with a mixer tap and a walk in shower cubicle. Heated towel rail, spotlights to ceiling and a frosted window to the side.

**Bedroom**

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a double/king size bed and other bedroom furniture.

**Bedroom**

Bedroom consists of a window to the front aspect, carpet laid to floor, a pendant light fitting to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

**Bedroom**

Bedroom consists of a window to the rear aspect, carpet laid to floor, a pendant light fitting to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

**Bathroom**

The family bathroom is fully tiled and comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower over, a heated towel rail, spotlights to ceiling and a frosted window to the side.

**Garden**

Fully enclosed rear garden with a paved patio area and pathway, artificial lawn laid, built in wooden planters and side access to the garage.

**Garage & Parking**

There is a single garage with an up and over door, light and power supply with driveway parking to the front of the garage for multiple vehicles.

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





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