



3 Ashmead Street

Berryfields | Aylesbury | Bucks | HP18 0HN



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Viewings available from 03/09/25 Williams Properties are delighted to present this three bedroom house on the popular Berryfields development in Aylesbury. The property is set over three floors and consists of a kitchen/breakfast room, living room, downstairs wc, three bedrooms, en suite and family bathroom. Outside, there is a modern recently landscaped low maintenance garden and parking for two cars. We strongly recommend a viewing on this superb property, ideal for a growing family.

£395,000

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 D

Local Authority

Buckinghamshire Council

Services

All main services available

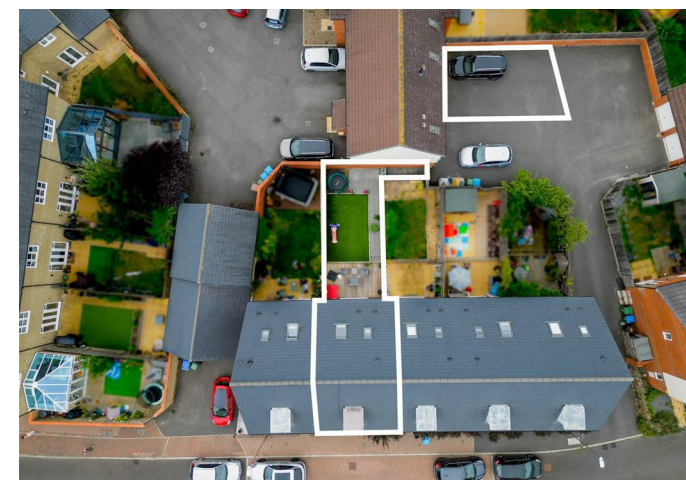
Entrance Hall

Enter through the front door into the entrance hall and consists of light pendant to the ceiling and tiled flooring, with doors to the downstairs cloakroom kitchen/Diner and living room. Stairs rise to the first floor.

Downstairs Cloakroom

The downstairs cloakroom comprises a hand wash basin, low level wc, wall mounted radiator, tiled flooring and to splash sensitive areas and a frosted window.





- Three Double Bedrooms
- Enclosed Newly Landscaped Rear Garden
- Great Order Throughout
- Ensuite to Master Bedroom
- Popular Development
- Close To Schools
- Kitchen/Diner
- Walking Distance To The Train Station

Kitchen/Diner

The kitchen/diner consists of a window to the front aspect, a range of wall and base mounted units with worktops, inset sink bowl unit, inset gas hob, overhead extractor and splashback, tiles to the floor and the splash sensitive areas, integrated fridge/freezer, oven and grill, washing machine and dishwasher. Spotlights to ceiling, a wall mounted radiator and space for a dining table set.

Living Room

The living room consists of French doors leading out to the garden, carpet laid to the floor, light fittings to ceiling, a wall mounted radiator and provides space for a sofa set and other furniture.

First Floor

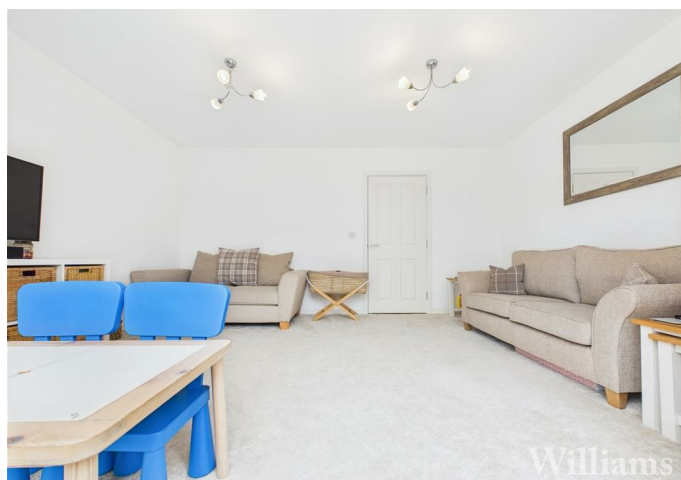
Doors to two bedrooms, bathroom and airing cupboard. Stairs rise to the second floor.

Bedroom

Bedroom consists of a window, carpet laid to the floor, light fitting to ceiling, a wall mounted radiator, two windows overlooking the rear aspect and space for a king size bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to the floor, light fitting to ceiling, radiator and space for a small double or single bed and other bedroom furniture.



The property is located on the Berryfields development, which offers access to the A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles from Aylesbury town centre.



Bathroom

Bathroom comprises a low level wc, hand wash basin, bathtub with shower attachment, fixed wall mirror, tiling to splash sensitive areas, a wall mounted radiator and spotlights to ceiling.

Inner Hallway & Second Floor

Inner Hallway with a window to the front aspect, light fitting to the ceiling, carpet laid to the floor with stairs rising up into the master bedroom. Space for decorative furniture.

Master Bedroom & Ensuite

Master bedroom consists of windows to the front and rear aspect, carpet laid to the floor, light fittings to ceiling, wall mounted radiators, built in wardrobes and space for a super king size bed and other bedroom furniture. Loft access. En suite comprises a hand wash basin, low level wc, spot lighting to the ceiling, enclosed double shower cubicle, tiling to splash sensitive areas, a wall mounted radiator and sky light window.

Rear Garden

Fully enclosed rear recently landscaped garden with a good size decking area with steps up with pathway leading to the rear of the garden of where a further patio area and barked area is situated. There is artificial lawn laid to the remainder, gated access to the rear leading out to the parking area.

Parking

There is parking for two cars to the rear of the property. Visitors available in the street.

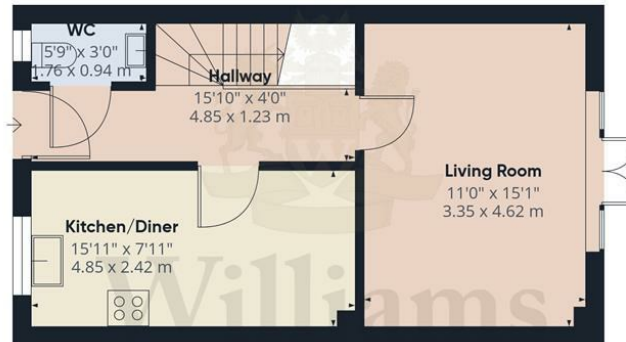
Buyers Notes

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.

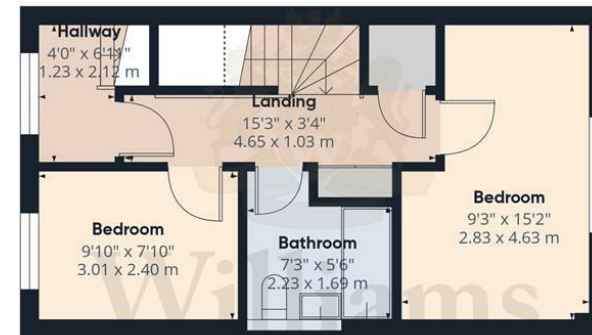
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

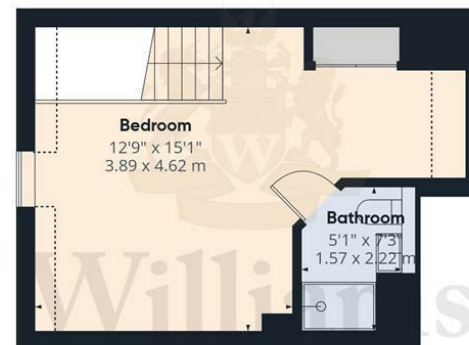




Floor 0



Floor 1



Floor 2



Approximate total area^m

1010 ft²

93.8 m²

Reduced headroom

18 ft²

1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.