



Nicholas Charles Crescent

Berryfields | Aylesbury | Buckinghamshire | HP18 0GU



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Williams Properties welcome to the market this fantastic five bedroom town house located in the popular Berryfields development in Aylesbury. The property is set over three floors, in immaculate condition with newly fitted carpet throughout, offering an entrance hall, family room, large downstairs cloakroom, spacious kitchen/diner, living room with balcony, two family bathrooms, master bedroom with en suite, four further bedrooms, enclosed rear garden, a garage, allocated parking and ample storage space throughout.

Price guide £475,000

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 hallway of which features a wall mounted radiator, two pendant lights to the ceiling, carpeted stairs to the first floor and access to the downstairs cloakroom, kitchen/diner and snug.

Snug

This room is situated at the front of the property and comprises of carpet laid to floor with two pendant lights to the ceiling and a UPVC window to the front aspect. There is space for a range of furniture. The delight of this room is it can accommodate for many uses.





- Berryfields Development
- Five Bedroom House
- Garage & Parking
- Two Bathrooms and One En Suite
- Hive-Controlled Central Heating & Hot Water System
- Set Over Three Floors
- Close To Schools
- Front & Rear Gardens
- Immaculate Order Throughout
- Full Ring Security System - Including CCTV Cameras

Cloakroom

This large downstairs two piece cloakroom comes fitted with a heated towel rail, tiled flooring, a low level WC and a hand basin with a mixer tap.

Kitchen/Diner

The kitchen/dining room is one of great proportions and comprises of tiles laid to floor with a range of base and wall mounted units, an integrated oven/grill and gas hob with extractor fan overhead, integrated fridge/freezer, dishwasher and washing machine, stainless steel sink with draining board and mixer tap, a window to the rear aspect, two light fittings to the ceiling, a wall mounted radiator and double French doors leading out to the enclosed rear garden. There is space for a large dining table with several chairs.

Landing

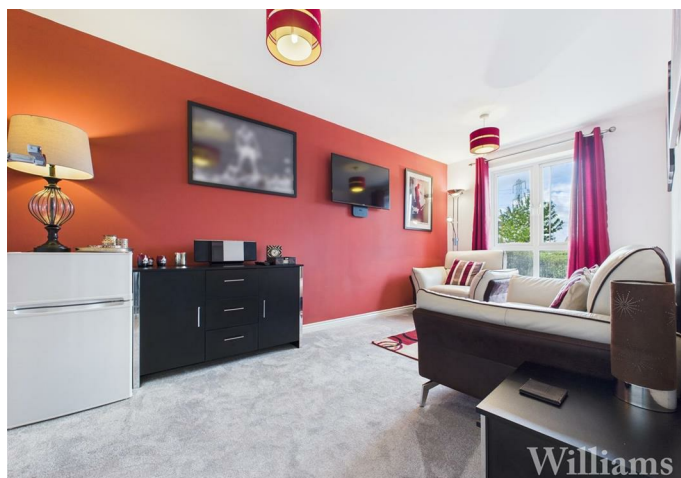
The first floor landing consists of doors to two of the five bedrooms, the living room and a family bathroom. Stairs rising to the second floor landing.

Living Room

The living room is light and airy situated on the first floor and comprises of two light fittings to the ceiling, a wall mounted radiator and two French double doors, one of which leads out to a balcony and another to a Juliet balcony. There is ample space for a sofa set and other living room furniture.

Bedroom

This bedroom is situated on the first floor and comprises of carpet laid to floor with a light fitting to the ceiling and French double doors leading out to the balcony. There is ample space for a double bed, wardrobes and other bedroom furniture.



The property is within close proximity to Aylesbury Vale Parkway Station offering rail services to London Marylebone in under an hour.



Bedroom

This bedroom, also on the first floor, is comprised of carpet laid to floor with a light fitting to the ceiling and double French doors leading out to the balcony. There is space for a single bed and other bedroom furniture.

Bathroom

The bathroom is comprised of tiles laid to floor and the walls, a panelled bathtub, pedestal hand wash basin with a mixer tap and a low level WC.

Landing

The second floor landing consists of carpeted flooring, fitted lights to the ceiling and doors to the three further bedrooms.

Bedroom

The master bedroom is on the second floor and is a great size and comprises of carpet laid to the floor with a pendant light fitting to the ceiling, windows to the rear aspect overlooking the rear garden, a door leading in to the en suite and storage cupboard. There is space for a king size bed and other bedroom furniture.

En Suite

The en suite features of tiles laid to floor and splash the walls with a fitted double shower unit, a low level WC and a pedestal hand wash basin with a mixer tap.

Bedroom

This bedroom is situated on the second floor and at the front of the property and features carpet laid to the floor with a pendant light fitting to the ceiling, a wall mounted radiator and a window to the front aspect. There is space for a double bed and other bedroom furniture.

Bedroom

This bedroom is on the second floor and comprises of carpet laid to floor with a light fitting to the ceiling and a window to the front aspect. There is space for a single bed and other furniture.

Bathroom

The bathroom comprises tiles laid to the floor and splash sensitive areas with a low level WC, pedestal hand wash basin and a low level WC.

Garden

The rear garden and is fully enclosed and comprising of a an good sized paved patio area leading to the rear gate and lawn laid to the remainder with some borders of hedging plants and shrubbery. There is space for a range of garden furniture. Gated access to the rear parking and garage.

Garage & Parking

There is a single garage set in a block featuring power and lighting and the secure gated parking area features two allocated parking space.

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.

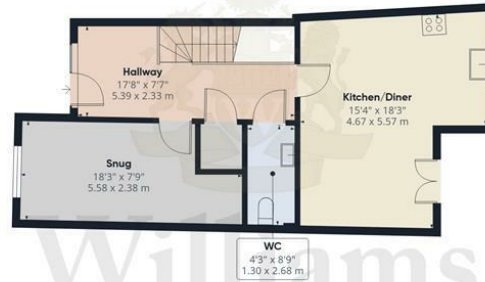
Management Charge For Communal Areas

The annual service fee for this year is £343.72 and the company is First Port.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(43-54) E			(29-38) E		
(31-42) F			(17-28) F		
(1-30) G			(1-16) 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	



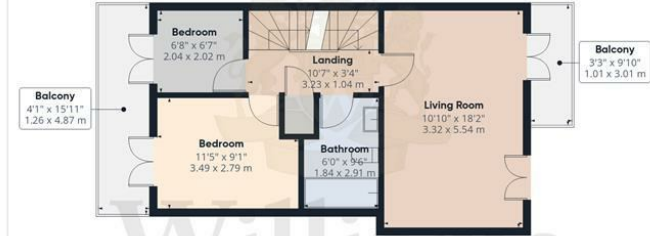
Williams



Floor 0 Building 1



Floor 2 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area¹⁾

1611 ft²
149.6 m²

Balconies and terraces

98 ft²
9.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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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.