



17 Glenton Green

Berryfields | Aylesbury | Buckinghamshire | HP18 0WB



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Williams Properties are delighted to bring to the market this well presented three bedroom end of terrace home situated on the popular Berryfields development situated on the outer edge overlooking the fields. The property offers an entrance hall, kitchen/dining/living room, downstairs cloakroom, three bedrooms, en suite and family bathroom. Outside there is a low maintenance garden and parking for two cars. Viewing is highly recommended on this delightful property.

£400,000

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 Hallway

Enter through the front door into this entrance hallway, comprising of wooden flooring, spotlighting to the ceiling, carpeted stairs to the first floor, a wall mounted radiator, door to a storage cupboard and the kitchen/living area.





- Three Double Bedrooms
- Town House
- Parking For Two Vehicles
- Walking Distance To The Train Station
- Fields Views
- Downstairs Cloakroom
- Open Plan Living
- Viewing Highly Recommended

Kitchen /Dining/ Living Area

This kitchen/dining/ living area is composed of engineered wooden flooring, spotlights and two pendant lights to the ceiling, a window to the front aspect, door to the downstairs cloakroom, patio doors open onto the enclosed rear garden, a vertical radiator, a large bespoke media wall with storage cupboards and shelving and the kitchen features a range of wall and base mounted units including integrated AEG appliances such as fridge/freezer, sink with a mixer tap and draining board, washing machine, dishwasher, oven, gas hob, extractor and cupboard downlighting. Space for a range of living/dining room furniture.

Downstairs Cloakroom

Comprising a low level wc, corner hand wash basin and radiator.

First Floor

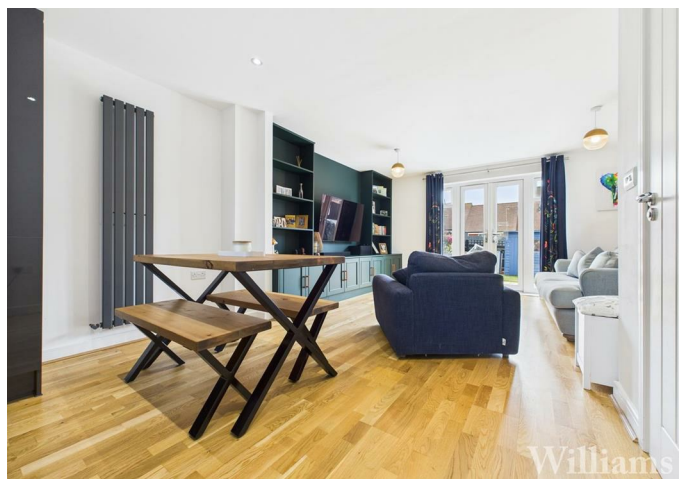
Doors to two bedrooms and bathroom. Stairs rise into the master bedroom.

Bedroom

Bedroom consists of a window to the rear aspect, built in wardrobe, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a double bed and other furniture.

Bedroom

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



The property is located on the Berryfields development over looking the fields, 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, pedestal hand wash basin, panelled bathtub with shower, tiling to splash sensitive areas and a radiator.

Second Floor

Stairs rising into the master bedroom.

Bedroom & Ensuite

Bedroom consists of a window to the front aspect and a further sky light window, carpet laid to floor, a wall mounted radiator and space for a super king size bed and other bedroom furniture. En suite comprises a pedestal hand wash basin, low level wc, enclosed double shower cubicle, sky light and a radiator.

Rear Garden

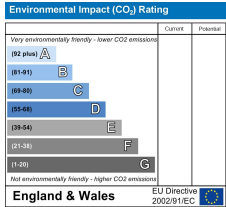
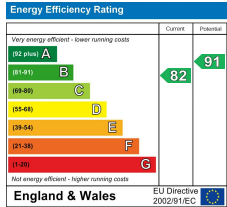
Enclosed rear garden with a paved patio, and lawn laid to the remainder. There is an outside light and tap and a gated access.

Parking

Parking for two cars to the front of the property.

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.





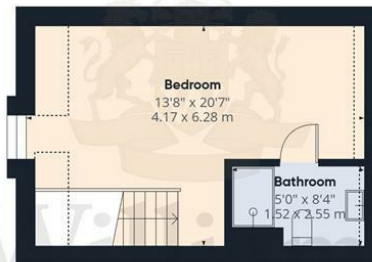
Williams



Floor 0



Floor 1



Floor 2



Approximate total area^m

1018 ft²

94.4 m²

Reduced headroom

21 ft²

2 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 rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. 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.