



Redcurrant Avenue

Berryfields | Aylesbury | Buckinghamshire | HP18 0ZH



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Williams Properties are delighted to welcome to the market this fantastic four bedroom semi-detached townhouse on the sought after development of Berryfields, Aylesbury. The property boasts an entrance hall, spacious kitchen/diner, cloakroom, living room with a Juliet balcony, master bedroom with en suite, three further bedrooms, a family bathroom, an enclosed rear garden, integral garage and a driveway to the front of the property for two vehicles. Viewing comes highly recommended on this superb family home.

£450,000

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

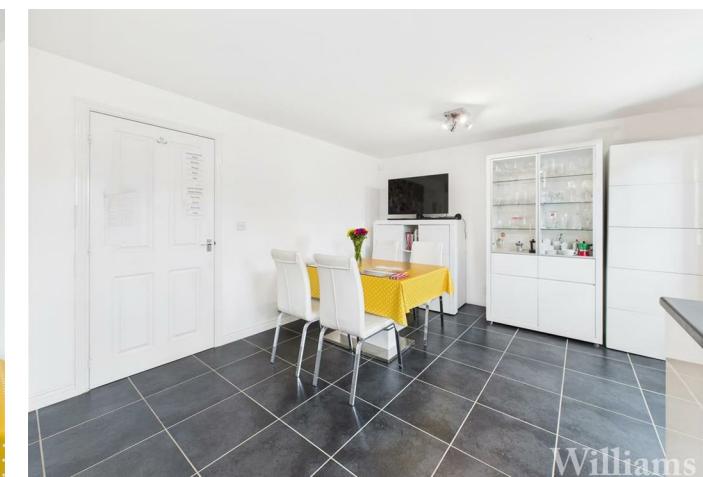
All main services available

Entrance Hallway

Enter through the front door into the hallway of which features a wall mounted radiator, pendant lights to the ceiling, carpeted stairs to the first floor, an under-stair storage cupboard and doors to the downstairs cloakroom and kitchen/diner.

Cloakroom

This downstairs two piece cloakroom comes fitted with a wall mounted radiator, tiled flooring, a low level WC, pendant light to the ceiling and a hand basin with a mixer tap.





- Four Bedroom Townhouse
- Semi Detached Property
- Berryfields Development
- Integrated Garage & Driveway
- Enclosed Rear Garden
- Set Over Three Floors



Kitchen/Diner

The kitchen/dining room 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, washing machine, stainless steel sink with draining board and mixer tap, a window to the rear aspect, studio spotlights to the ceiling, a wall mounted radiator and double French doors leading out to the enclosed rear garden. There is space for a dining table with several chairs and a range of other dining room furniture.

Landing

The first floor landing consists of doors to one of the four bedrooms - currently being utilized as a study, the living room and a family bathroom, stairs rising to the second floor landing, a window to the front aspect, carpeted flooring, a pendant light to the ceiling and a wall mounted radiator.

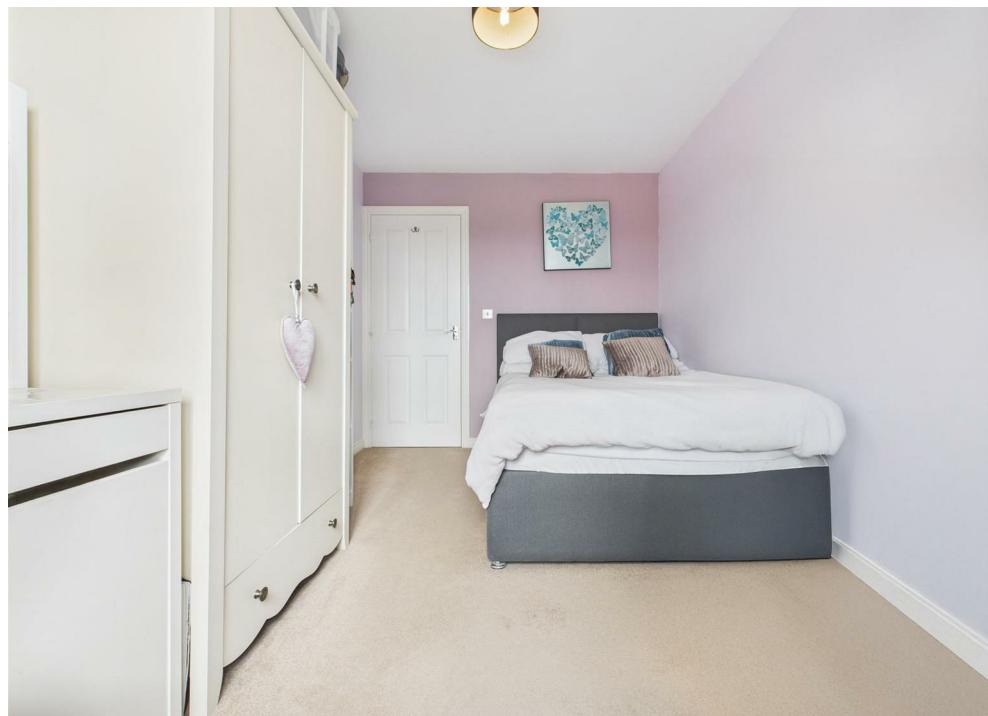
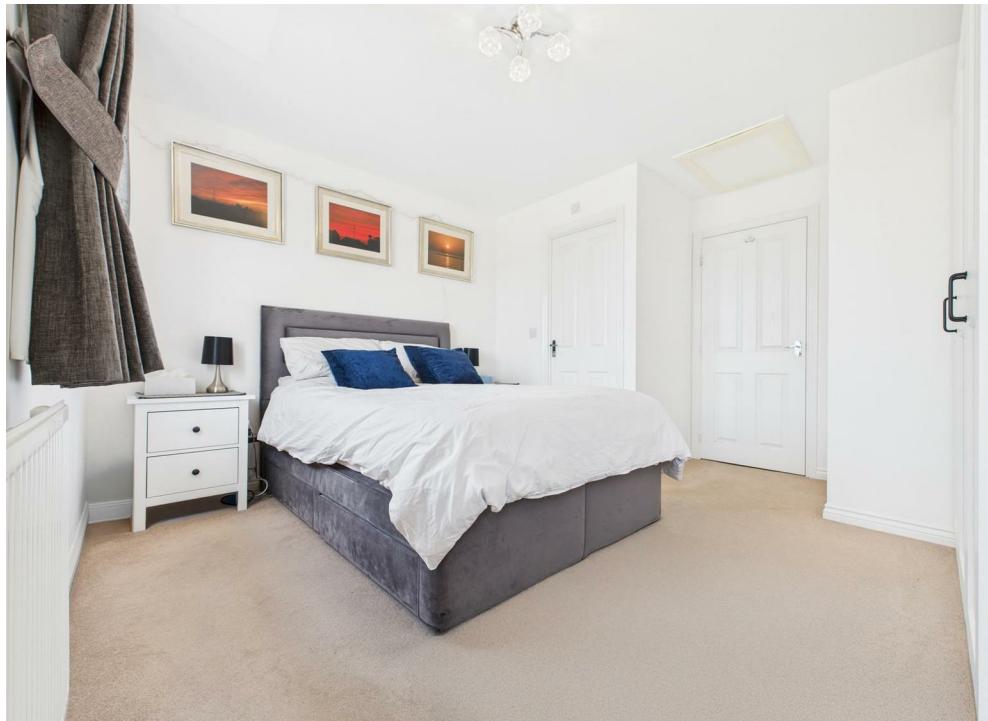
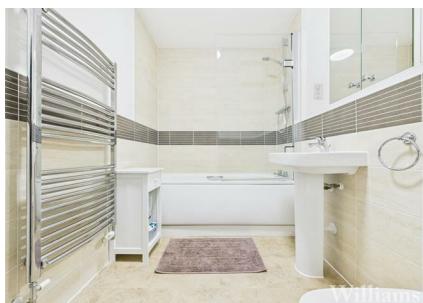
Living Room

The living room is light and airy situated on the first floor, comprising of two light fittings to the ceiling, a wall mounted radiator, carpeted flooring and French double doors leading to a Juliet balcony. There is ample space for a two piece suite and other furniture.

Bathroom

The family bathroom is comprised of tiled flooring, a wall mounted radiator, fitted light to the ceiling, two integrated mirrored storage cupboards, a low level w/c, hand wash basin with a mixer tap, a heated towel rail and a panelled bathtub with taps, a screen and an overhead shower.

The property is located on the Berryfields development, which offers access to the A41, M40, M1 and M25 by car and the property is just a 10 minute walk from the Aylesbury Vale Parkway station with regular services into London Marylebone within an hour. There are local shops in the vicinity and a regular bus service into the town centre. Local schools - Green Ridge Primary Academy & The Aylesbury Vale Academy.



Bedroom

The fourth bedroom is currently being used as a study and is composed of carpeted flooring, studio spotlights to the ceiling, a window to the front aspect, a wall mounted radiator and space for a bed and other bedroom furniture.

Landing

The second floor landing features a pendant light to the ceiling, carpeted flooring, a wall mounted radiator and doors to the three remaining bedrooms.

Bedroom

Bedroom three is comprised of carpeted flooring, a window to the rear aspect, pendant light to the ceiling, a wall mounted radiator and space for a bed and other bedroom furniture.

Bedroom

The second bedroom is comprised of carpeted flooring, a window to the rear aspect, pendant light to the ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom

The master bedroom is comprised of carpeted flooring, two windows to the front aspect, a fitted light to the ceiling, triple fitted wardrobes, a wall mounted radiator, door to the en suite bathroom and space for a king sized bed and other bedroom furniture.

Garden

The enclosed rear garden is comprised of a patio area with ample space for garden furniture, a side access pathway with a gate, flowerbeds surrounding the borders, a (7ftx5ft) shed with a concrete base and grass lawn laid to the remainder.

Garage & Driveway

There is an integrated single garage with an up and over door and driveway parking ahead for two vehicles.

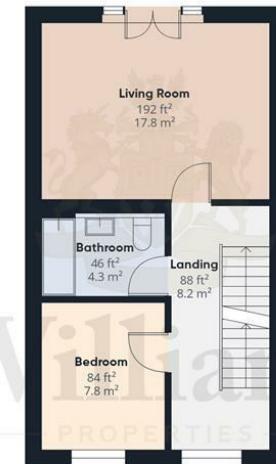
Buyer Notes

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			
(B1-91)	A		
(B1-80)	B		
(B1-60)	C		
(B1-40)	D		
(B1-30)	E		
(B1-20)	F		
(B1-10)	G		
Not energy efficient - higher running costs			
90		79	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus)	A		
(B1-91)	B		
(B1-80)	C		
(B1-60)	D		
(B1-40)	E		
(B1-30)	F		
(B1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
90		79	





Approximate total area⁽¹⁾
1254 ft²
116.5 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 prospective 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.