



11 Lakeland Drive

| Aylesbury | | HP18 0ZU





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Williams Properties are delighted to welcome to the market this immaculately presented three bedroom semi-detached townhouse on the Berryfields development in Aylesbury. The property enjoys a light and airy aspect with a downstairs cloakroom, living room and kitchen/diner to the ground floor, two double bedrooms and a family bathroom to the first floor, and a master bedroom and a separate shower room to the top floor. There is a landscaped rear garden with a garden shed and driveway parking to the side of the property. Viewing is highly recommended on this lovely family home.

Offers in excess of £390,000

## 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

## Downstairs Cloakroom

Downstairs cloakroom comprising of low level WC, pedestal hand wash basin, wall mounted radiator and window to the front aspect.

## Entrance Hall

Enter through the front door into this entrance hallway comprising of carpet laid to the floor, stairs rising to the first floor, a wall mounted radiator, smart thermostat control pad, spotlight to the ceiling and doors to the kitchen, downstairs cloakroom and open plan living area and dining area.







- Semi Detached Town House
- Immaculate Condition
- Driveway Parking
- Walking Distance to All Amenities, Schools & Train Station
- Three Double Bedrooms
- Berryfields Development
- Good Size Garden
- Viewing Highly Recommended

#### Kitchen/Diner

The Kitchen/Diner consists of a range of wall and base mounted units, roll top worktops, instant hot water tap, food waste disposal, water softener, window to the front aspect, spotlights to ceiling, a wall mounted radiator, sink bowl unit and drainer, tiles to splash sensitive areas and luxury vinyl laid to the floor and space for washing machine and American sized fridge/freezer and integrated dishwasher, hob, oven and extractor.

#### Living Room

The Living room features a wall mounted radiator, two light pendants to the ceiling and a set of patio doors leading out to the rear garden with fitted blinds. There is plenty of space for a large sofa set and other living room furniture of choice.

#### First Floor

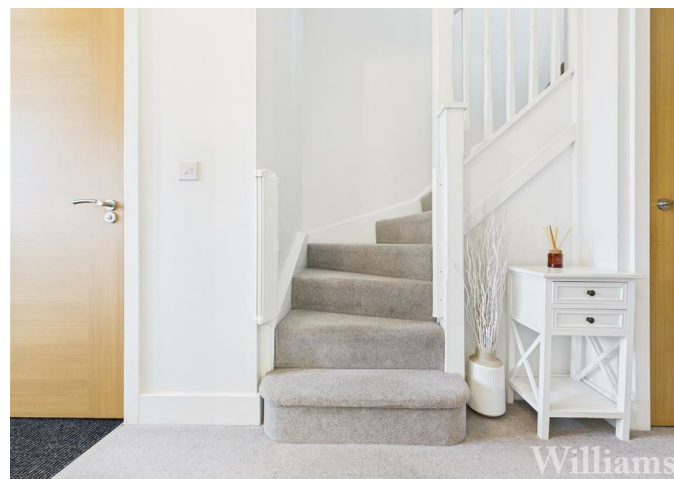
Doors to the family bathroom, bedrooms two and three and stairs rising to the second floor.

#### Bedroom

The Bedroom comprises of carpet laid to floor, window to the rear aspect, a wall mounted radiator, light fitting to ceiling, a set of wall length wardrobes and provides space for a double bed and other bedroom furniture.

#### Family Bathroom

The family bathroom features half height tiling to splash sensitive areas, spotlights to ceiling, tiled flooring, panelled bathtub with shower and shower screen, low level WC, hand wash basin, a wall mounted mirror and a heated towel rail.





The property is located on a quiet road a short walk away from the Aylesbury Vale Parkway train station, which provides regular services directly into London Marylebone. A more extensive range of shopping, school and leisure facilities can be found in Aylesbury which is easily accessible by bus or car.



### Bedroom

This Bedroom currently a nursery comprises of carpet laid to floor, window to the front aspect, fitted wardrobes, a wall mounted radiator, light fitting to ceiling and space for a double bed and other bedroom furniture.

### Second Floor

Doors to the master bedroom and Shower room.

### Bedroom

A master bedroom with window to the front aspect, built in wardrobe, smart thermostat control pad, storage cupboard, wall mounted radiator, carpet laid to floor and light fitting to ceiling. Space for a double bed and other bedroom furniture. A door to over stairs storage cupboard. The en suite comprises of tiling to the walls, enclosed double shower cubicle, hand wash basin, heated towel rail, low level WC, sky light window, a bespoke backlit mirror and a storage cupboard.

### Shower room

The shower room comprises of half height tiling to the splash sensitive walls, enclosed double shower cubicle, hand wash basin, heated towel rail, low level WC, sky light window, a wall mounted mirrored cabinet and a storage cupboard.

### Rear Garden

A landscaped rear garden with an area of paved patio and the remainder an expanse of artificial turf, Large Garden office and further integrated storage room, external electric points and gated access to the front.

### Driveway Parking

Driveway parking for two vehicles alongside the property. Electric charging point.

### Buyers Notes

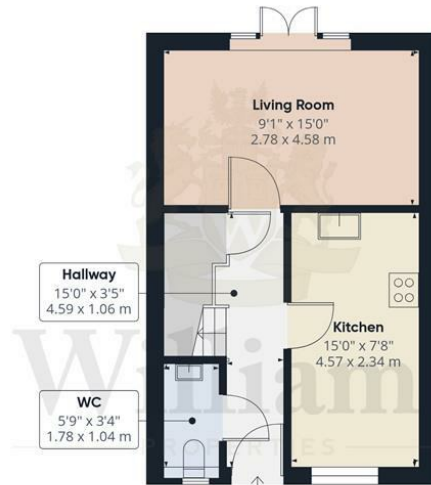
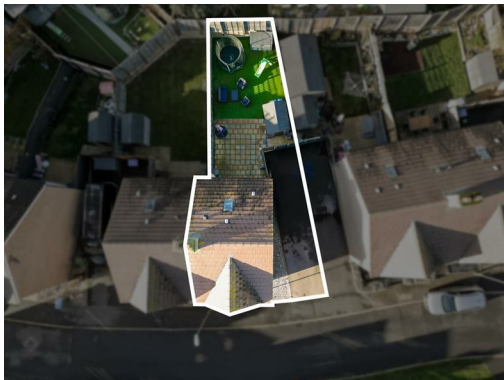
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-101) <b>A</b>			(01-01) <b>A</b>		
(81-91) <b>B</b>			(02-02) <b>B</b>		
(69-80) <b>C</b>			(03-03) <b>C</b>		
(55-68) <b>D</b>			(04-04) <b>D</b>		
(39-54) <b>E</b>			(05-05) <b>E</b>		
(21-38) <b>F</b>			(06-06) <b>F</b>		
(1-20) <b>G</b>			(07-07) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Williams





Floor 0



Floor 1



Floor 2



Approximate total area<sup>m</sup>

891 ft<sup>2</sup>

82.7 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>

0.4 m<sup>2</sup>

(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.