

Connells

Collington Road
Aylesbury

Collington Road
Aylesbury HP18 0UP

for sale
£450,000







Property Description

** NO UPPER CHAIN ** Situated in the highly sought-after Berryfields development, this well-presented four-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families.

The property comprises a welcoming reception room, a modern fitted kitchen/dining room with access to the rear garden, and a convenient cloakroom. Upstairs features four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom.

Externally, the property benefits from an easily maintainable rear garden, driveway parking, a car port and a detached garage.

Berryfields is a popular residential development offering local shops, schools, parks and leisure facilities, while Aylesbury Vale Parkway Station provides direct links into London Marylebone. Excellent road connections and nearby countryside walks further enhance the appeal of this convenient and family-friendly location.

Viewing is highly recommended to fully appreciate all this fantastic home has to offer.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Cloakroom

Living Room

Kitchen

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

Front Garden

Car Port

Rear Garden

Garage















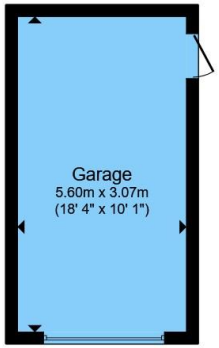




Ground Floor



First Floor



Garage

Total floor area 117.6 m² (1,266 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01296 395 111
E aylesbury@connells.co.uk

2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS312925

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.