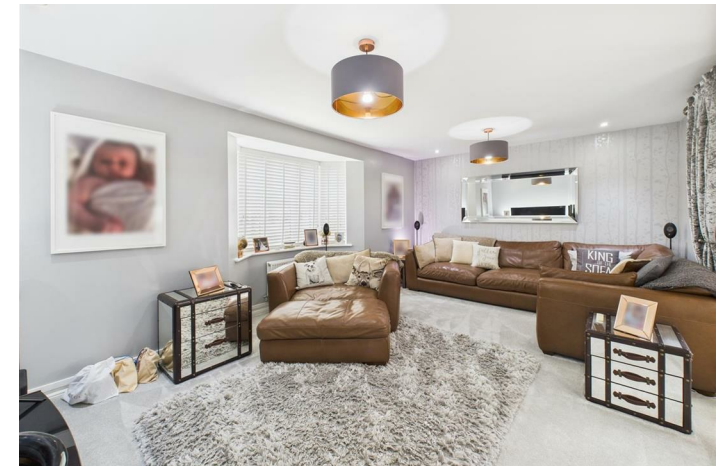




PARADISE ORCHARD, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £490,000
FREEHOLD

A well presented three bedroom detached family home located in the popular Berryfields development, within walking distance of Aylesbury Parkway Station and local schools. This spacious property offers versatile accommodation including a bright living room, modern kitchen, dining room/family room, downstairs cloakroom, three bedrooms with an en suite to the master, and a contemporary family bathroom. Externally, the home benefits from a landscaped rear garden, garage, dedicated office space, and driveway parking. Ideal for families seeking comfort, convenience, and excellent transport links.



PARADISE ORCHARD

• DETACHED THREE BEDROOM FAMILY HOME • POPULAR BERRYFIELDS DEVELOPMENT • STYLISH KITCHEN WITH BREAKFAST BAR AND MODERN FITTED UNITS • GARAGE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES • WITHIN WALKING DISTANCE TO AYLESBURY PARKWAY STATION AND LOCAL SCHOOLS • VERSATILE DINING ROOM/FAMILY ROOM ADJOINING THE KITCHEN • GARDEN WITH PATIO, LAWN AREAS AND BUILT-IN SEATING AREA • CONTEMPORARY FAMILY BATHROOM WITH QUALITY FITTINGS • MODERN EN SUITE TO MASTER BEDROOM • PERFECT FOR FAMILIES AND COMMUTERS ALIKE



LOCATION

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and back to the town centre. The development is home to Aylesbury Parkway Station which offers mainline services into London Marylebone in just under an hour. There is a parade of shops and a Miller and Carter restaurant on the development as well as a secondary school and two primary schools, Berryfields C Of E Primary and Green Ridge Primary Academy.

ACCOMMODATION

Upon entering the home, you are welcomed into a generous entrance hall, providing access to a convenient cloakroom and a practical utility room with space for appliances. The bright and airy living room features a large bay window that floods the space with natural light, creating a warm and inviting atmosphere.

There is a stylish and contemporary kitchen, thoughtfully designed with a breakfast bar and a range of integrated appliances, including a fridge/freezer, dishwasher and wine cooler. There is ample space for a range-style cooker, making this kitchen a true focal point for family life and entertaining. Adjacent to the kitchen is a versatile

dining room/family room, offering additional living space that can be adapted to suit your needs.

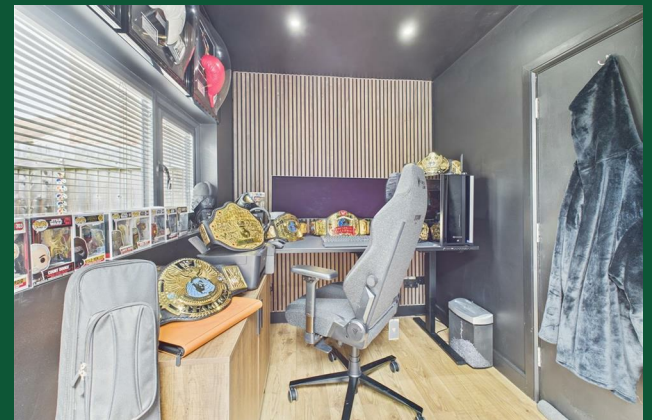
Upstairs, the first-floor landing features an airing cupboard and loft access, leading to three bedrooms. The master bedroom benefits from a modern en suite shower room, while the remaining bedrooms are served by a sleek and stylish contemporary family bathroom.

Outside, the landscaped rear garden is a true highlight of the property, thoughtfully designed for relaxation and entertaining. It includes a patio area, lawn, built-in seating with raised planters, and a raised decking area complete with a pergola—perfect for outdoor dining and summer gatherings.

The garage has been partly converted into a dedicated office space, ideal for those working from home, while still retaining useful storage. To the front of the property, there is driveway parking, providing off-road space for multiple vehicles.

This exceptional home combines modern style with practical living and is ready for immediate occupation.

PARADISE ORCHARD





PARADISE ORCHARD

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

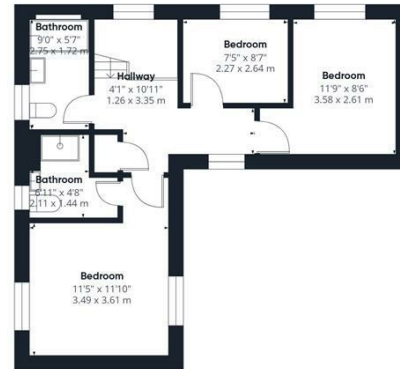
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1560.78 sq ft

Tenure – Freehold





Approximate total area ⁿ⁾	1357 ft ²	126 m ²
Reduced headroom	3 ft ²	0.2 m ²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		78	88
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC