



**Connells**

Upende  
Aylesbury



## Property Description

A fantastic opportunity for first-time buyers or savvy investors—this beautifully presented two-bedroom terraced home in the sought-after Berryfields development comes with no onward chain, making your move refreshingly simple.

Step into a bright and welcoming entrance hall with stylish tiled flooring.

A handy downstairs cloakroom adds everyday convenience.

The spacious lounge is bathed in natural light and opens onto the rear garden via elegant French doors—perfect for unwinding or hosting guests.

The sleek, modern kitchen offers a clean, contemporary aesthetic with designated space for freestanding appliances including a washing machine, dishwasher, and fridge/freezer. A carpeted landing with loft access via a fitted ladder.

Two generously sized double bedrooms, both featuring plush carpeting for added comfort.

A stylish family bathroom complete with a full-size bath and overhead mixer shower.

The rear garden is fully enclosed and thoughtfully maintained, featuring a mix of lawn and patio—ideal for summer evenings or weekend lounging.

Two allocated parking spaces provide ease and peace of mind.

Berryfields is a vibrant, modern development nestled on the northern edge of Aylesbury, surrounded by scenic countryside. Residents enjoy:

Excellent road links to Bicester and the M40, and easy access to Aylesbury town.

Aylesbury Parkway train station nearby, offering direct services to London Marylebone.

A range of local amenities and shops just moments away.

## Entrance Hall

Door to front, tiling underfoot, radiator

## Cloakroom

WC, WHB, radiator, tiling underfoot

## Lounge

14' 6" MAX x 12' MAX ( 4.42m MAX x 3.66m MAX )

French doors to rear, two radiators, laminate flooring

## Kitchen

9' 10" MAX x 5' MAX ( 3.00m MAX x 1.52m )

MAX )

Window to front, tiling underfoot, boiler, gas hob and electric oven

## Landing

Carpet underfoot, loft access with ladder

## Bedroom One

12' 1" MAX x 8' 4" MAX ( 3.68m MAX x 2.54m MAX )

Window to rear, carpet underfoot, radiator

## Bedroom Two

12' 1" MAX x 8' 7" MAX ( 3.68m MAX x 2.62m MAX )

Window to front, carpet underfoot, radiator, airing cupboard

## Bathroom

WC, WHB, tiling underfoot, bath/mixer with shower, radiator

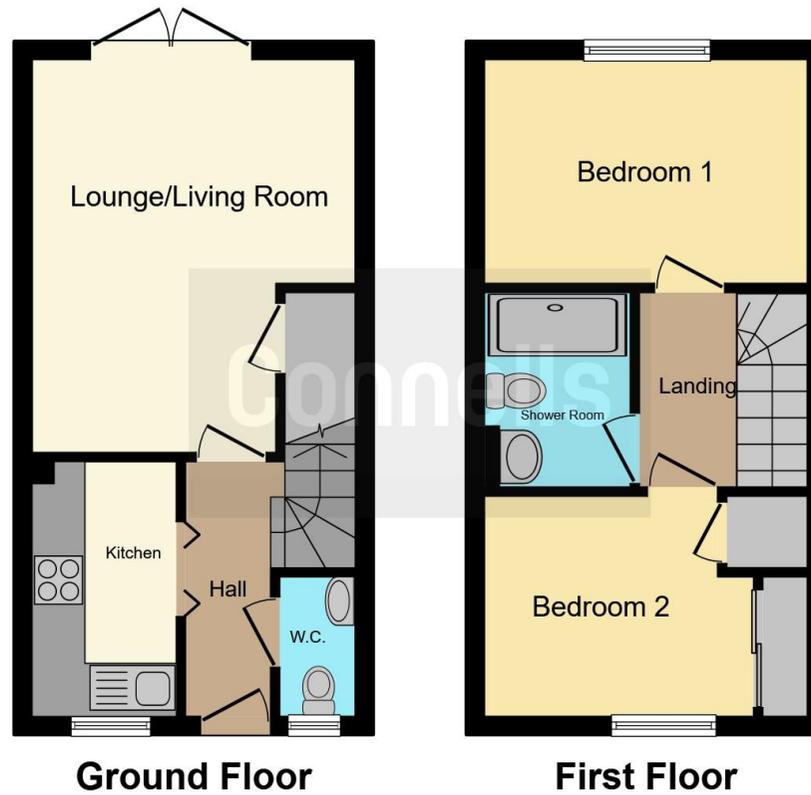
## Rear Garden

Enclosed fencing, laid lawn









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01296 395 111**  
**E [aylesbury@connells.co.uk](mailto:aylesbury@connells.co.uk)**

2 Temple Street  
 AYLESBURY HP20 2RH

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS312414](http://connells.co.uk/Property/ALS312414)**



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ALS312414 - 0008