

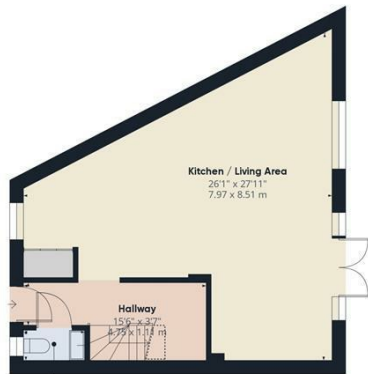


**3 COLNEY ROAD**  
**AYLESBURY, HP18 0YF**

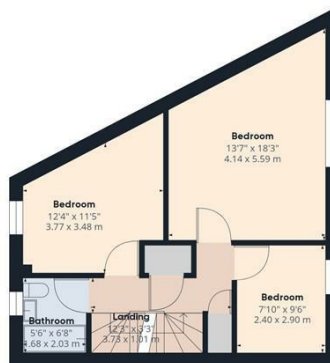
**£465,500**  
**FREEHOLD**

An immaculately presented four bedroom townhouse in the popular development of Berryfields, Aylesbury. The property is offered with no onward chain and benefits from a low maintenance garden, garage and driveway, four bedrooms, cloakroom, en suite, family bathroom and open plan living/dining area.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>m</sup>  
1704.9 ft<sup>2</sup>  
158.39 m<sup>2</sup>

Reduced headroom  
39.5 ft<sup>2</sup>  
3.67 m<sup>2</sup>

(1) Excluding balconies and terraces

[ ] Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	94
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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