



**The Deene Arcadia Park, Aylesbury HP18 1AB**

**welcome to**

## **The Deene Arcadia Park, Aylesbury**

This stylish three-bedroom home features a bright, 16ft open-plan kitchen/diner, complete with integrated appliances, ideal for both everyday living and entertaining. A large utility/WC provides valuable extra space and practicality alongside a separate spacious living room. Upstairs, you'll find two double bedrooms and a well-proportioned third bedroom, ideal for a nursery, guest room, or home office. The master bedroom benefits from its own ensuite, complemented by a family bathroom serving the remaining rooms. The property is complete with a designated car port, freshly laid turf and flooring throughout. Located just 0.7 miles from Aylesbury Parkway Station, this home is perfect for commuters and is within easy walking distance of local shops and amenities.



**Entrance Hall**

**Lounge**

**Utility / Cloakroom**

**Kitchen**

**First Floor & Landing**

**Bedroom One**

**En-Suite**

**Bedroom Two**

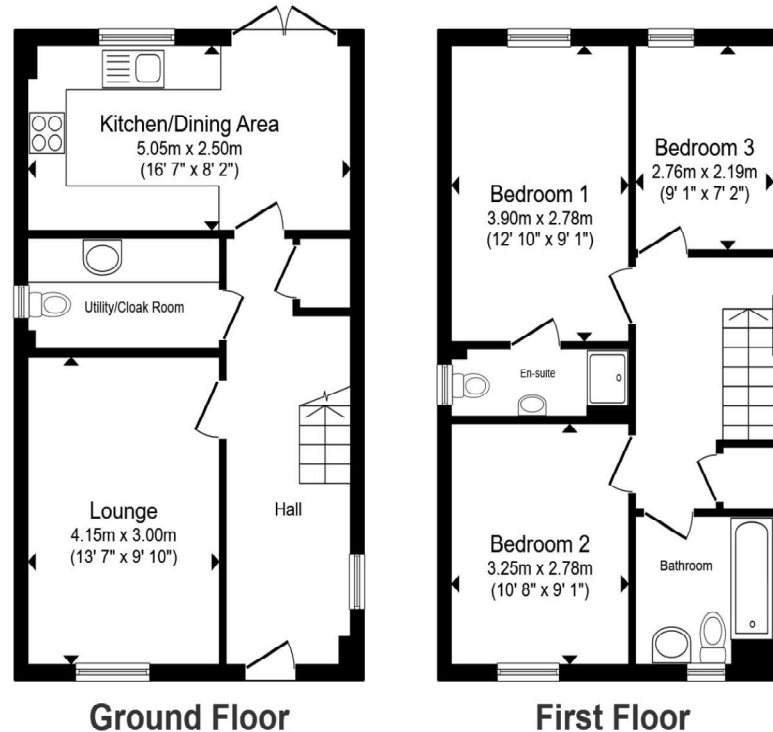
**Bedroom Three**

**Bathroom**

## Arcadia Park

Arcadia Park is a contemporary residential development set within the established and welcoming Berryfields community, just north-west of Aylesbury. Designed with modern lifestyles in mind, the homes place a strong emphasis on energy efficiency, offering significantly reduced energy consumption compared with older properties—helping to lower monthly household bills while minimising environmental impact.

Residents benefit from access to approximately 72 acres of surrounding green space, including landscaped parks, play areas, and an extensive network of footpaths, cycle routes, and bridleways. This balance of green open spaces and everyday convenience makes Arcadia Park an exceptional place to live.



Total floor area 84.3 m<sup>2</sup> (908 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](http://www.propertybox.io)



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## The Deene Arcadia Park, Aylesbury

- PLOT 67 - The Deene - Deposit Contribution Available\*
- Upgraded flooring & turf included
- Integrated appliances
- Car Port With EV Charger
- Just 0.7 miles from the station
- Ready to move in!
- NHBC 10 Year Warranty

Tenure: Freehold EPC Rating: Exempt

# £430,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYL116426 - 0002

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