



SIERRA DRIVE, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £550,000
FREEHOLD

Spacious five bedroom family home set over three floors, offered with no upper chain. Features include a welcoming living room, modern kitchen/diner, cloakroom and a study. The property boasts five bedrooms, including a master with en suite, plus two family bathrooms. Outside, there is a private garden, garage and driveway. Situated in the popular Berryfields development, this home is ideal for families looking for style, space and convenience.



SIERRA DRIVE

- POPULAR BERRYFIELDS DEVELOPMENT • FIVE BEDROOM DETACHED HOUSE • NO UPPER CHAIN • CLOAKROOM AND SEPARATE STUDY • GARAGE AND DRIVEWAY • SET OVER THREE FLOORS • EN SUITE AND TWO FAMILY BATHROOMS • LANDSCAPED REAR GARDEN • CLOSE TO LOCAL AMENITIES, PARKS AND SCHOOLS • VIEWING HIGHLY ADVISED



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, you are welcomed by a spacious entrance hall with stairs to the first floor. The ground floor comprises a cloakroom, a separate study – perfect for home working – and a bright, dual-aspect living room. The highlight of this floor is the modern kitchen/diner, fitted with an inset gas hob, oven, grill, splashback and cooker hood. Integrated appliances include a fridge, washing machine and dishwasher. There is also ample space for a large dining table, with French doors opening directly onto the garden.

On the first floor, the property offers a generous master bedroom with en suite shower room, two further bedrooms and a modern family bathroom. The second floor provides two additional bedrooms,

served by a further family bathroom, making this an excellent layout for larger families or those seeking guest accommodation.

Outside, the rear garden has been landscaped for low maintenance, featuring a paved patio, artificial lawn, built-in planters and a decking area with pergola. There is also gated access leading to the garage, which benefits from light and power, and a driveway providing parking for two cars.

Situated in the popular Berryfields development, this property is well placed for local schools, shops, amenities and excellent transport links, making it a superb choice for families looking for a spacious and well-connected home.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1603.84 sq ft

Tenure – Freehold





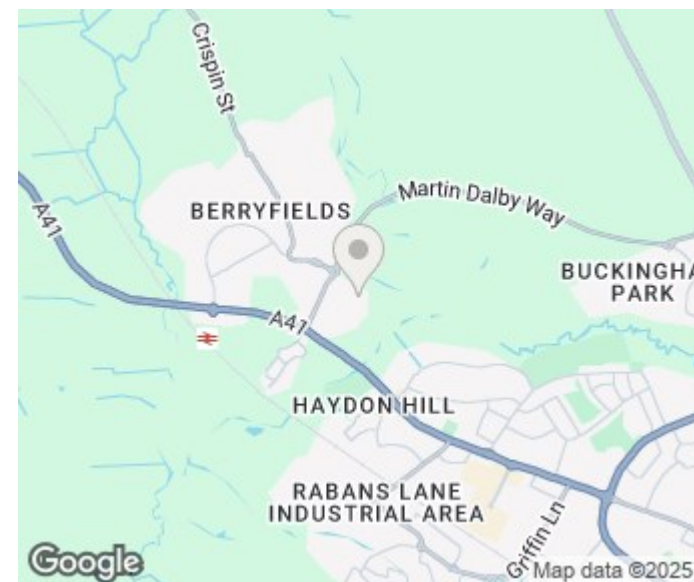
1616 ft²
150 m²

16 ft²
1.5 m²

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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		77	8
<p><i>Not energy efficient - higher running costs</i></p>			

England & Wales

EU Directive
2002/91/EC

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