

4 Bedroom Detached

BERRYFIELDS DEVELOPMENT

8 CALVILLE GARDENS,
BERRYFIELDS, AYLESBURY, HP18 0UX



TEL. 01296 761 331

EMAIL; HELLO@WESOLDIT.CO.UK



BERRYFIELDS

Situated on the ever-popular Berryfields development to the north of Aylesbury, the area is particularly well regarded by families for its strong sense of community, abundance of green open spaces and excellent everyday amenities. Berryfields benefits from a local shopping parade, a primary school, children's play areas and regular bus services connecting with Aylesbury town centre. For commuters Berryfields offers convenient

THIS HOME FEATURES

- FOUR BEDROOMS
- DETACHED HOME
- 22FT KITCHEN
- SUNROOM
- GROUND FLOOR WC
- GROUND FLOOR BEDROOM
- LAUNDRY ROOM
- EN-SUITE SHOWER ROOM
- DETACHED GARAGE
- BERRYFIELDS LOCATION

access to Aylesbury Vale Parkway, providing direct rail services to London Marylebone, together with excellent road links via the A41 and M40, making it an ideal location for both families and professionals.





We Sold It are delighted to present this spacious and well-appointed four-bedroom detached family home, situated within the popular Berryfields development and offering almost 1,500 sq. ft. of versatile accommodation. The ground floor has been thoughtfully arranged to suit modern family living, comprising a welcoming entrance hall, generous living room, an impressive 22ft kitchen providing ample space for cooking and dining, a separate laundry room, ground floor cloakroom and a versatile ground floor bedroom, ideal for guests, older relatives or those working from home. To the rear, a bright sunroom provides additional reception space and enjoys direct access to the garden. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom. Externally, the property benefits from a private enclosed rear garden, while a detached garage and driveway parking provide excellent practicality. Offering generous living space, flexible accommodation and a sought-after Berryfields location, this is an ideal home for growing families.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

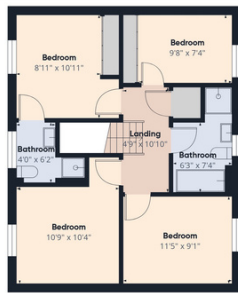
THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area
1497 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS 13C standard. Measurements are approximate and not to scale. 1 floor plan is intended for illustrative only.

© RABF 360

