



Connells

Lambert Road  
AYLESBURY



## Property Description

A beautifully presented three-bedroom detached home set within the highly sought-after Berryfields development, offering a generous and well-planned layout ideal for modern family living.

The ground floor comprises a welcoming entrance hall with a handy storage cupboard, along with a downstairs cloakroom for everyday convenience. The spacious kitchen-diner enjoys excellent natural light thanks to double front-facing windows, and features integrated appliances plus French doors opening directly onto the rear garden. Completing the ground floor is the bright and airy living room, enhanced by a bay window to the side and a further set of French doors leading out to the garden, creating a seamless indoor-outdoor flow.

Upstairs, the home offers three well-proportioned bedrooms. The master bedroom benefits from its own ensuite bathroom, fitted with a shower cubicle, while the remaining bedrooms are served by a family-size bathroom. The landing provides loft access for additional storage.

Externally, the rear garden is fully enclosed and features laid lawn and a patio area, along with side gate access. A double brick-built carport adds further appeal, offering secure parking and storage.

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. Benefits from Aylesbury Parkway train station and there are shops including a Sainsbury local, coffee shop, fish and chip shop and more.

## Entrance Hall

Tiling underfoot  
Door to front  
Cupboard  
Fuse box

## Cloakroom

WC  
Wash hand basin  
Radiator  
Tiling underfoot

## Lounge

16' 10" max x 13' 7" max ( 5.13m max x 4.14m max )  
French doors to side  
Window to side and rear  
Carpet underfoot  
Storage understairs

## Kitchen

17' 1" max x 11' 11" max ( 5.21m max x 3.63m max )  
Two windows to front

Window to rear  
French doors to rear  
Tiling underfoot  
Wall and base units  
Integrated fridge freezer and dishwasher  
Free standing washing machine  
Boiler  
Radiator  
Gas hob and electric oven  
Sink/drainer

Landing

Loft access - part boarded  
Window to side  
Airing cupboard

Bedroom One

11' 11" max x 11' 6" max ( 3.63m max x 3.51m max )  
Window to front  
Two windows to rear  
Carpet underfoot  
Radiator  
Access to ensuite

En-Suite

Window to front  
Vinyl underfoot  
WC  
Wash hand basin  
Walk in shower

Bedroom Two

11' 11" max x 9' 2" max ( 3.63m max x 2.79m max )

Window to side  
Carpet underfoot  
Radiator

Bedroom Three

7' 11" x 7' 9" ( 2.41m x 2.36m )  
Window to side  
Carpet underfoot  
Radiator

Bathroom

Window to front  
WC  
Wash hand basin  
Shower cubicle  
Bath tub  
Lino underfoot  
Part tiling

Rear Garden

Side gate  
Patio  
Laid lawn  
Enclosed fencing

Parking

17' 8" x 16' ( 5.38m x 4.88m )  
Double brick built car port





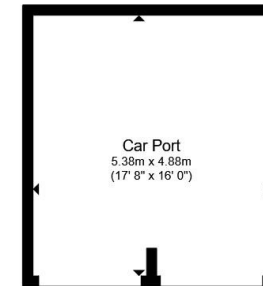




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 104.1 m<sup>2</sup> (1,121 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)

**Connells**

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2 Temple Street  
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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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