



## BARLAND WAY, BERRYFIELDS, AYLESBURY

OFFERS OVER £490,000

FREEHOLD

A spacious six bedroom end-of-terrace home located in the popular Berryfields development, arranged over three floors. The ground floor comprises a modern kitchen, cloakroom and a bright living room. The first floor offers three bedrooms and a family bathroom. The top floor features a further three bedrooms, including a main bedroom with en suite, as well as an additional bathroom. Externally, the property benefits from a private garden, garage and driveway parking.



# BARLAND WAY

- SIX BEDROOM END OF TERRACE FAMILY HOME • POPULAR BERRYFIELDS DEVELOPMENT • ARRANGED OVER THREE FLOORS • GARAGE AND DRIVEWAY • CLOSE TO LOCAL AMENITIES AND SCHOOLS • GROUND FLOOR CLOAKROOM • MASTER BEDROOM WITH EN SUITE • TWO FAMILY BATHROOMS • LOW MAINTENANCE GARDEN • CLOSE TO AYLESBURY VALE PARKWAY STATION



## 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.

## ACCOMMODATION

The ground floor welcomes you with an entrance hall featuring stairs rising to the first floor. There is a bright and airy dual-aspect living room, providing plenty of space for both living and dining furniture, complemented by a built-in electric fireplace and doors opening out to the rear garden. The kitchen is well-equipped with an inset gas hob, oven, splashback and cooker hood, along with integrated appliances including a fridge and washing machine. A useful storage cupboard adds practicality, and there are also doors leading directly to the garden. A convenient cloakroom completes the ground floor.

On the first floor, there are three bedrooms alongside a family bathroom fitted with a suite comprising a shower, bathtub, wash hand basin and WC.

The second floor offers further accommodation with three additional bedrooms, including a master bedroom benefiting from its own en suite. There is also an additional bathroom on this level, along with an airing cupboard and access to the loft.

Externally, the property boasts an enclosed rear garden featuring a decked seating area, pergola, artificial lawn, and a further decked area incorporating a built-in trampoline. There is a courtesy door providing access to the garage, as well as gated side access to the front.

The garage is equipped with an up-and-over door, power and lighting, and is complemented by a driveway to the front providing off-road parking. There is an additional allocated parking space in the gated parking area to the rear of the property.

## BARLAND WAY





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### ADDITIONAL INFORMATION

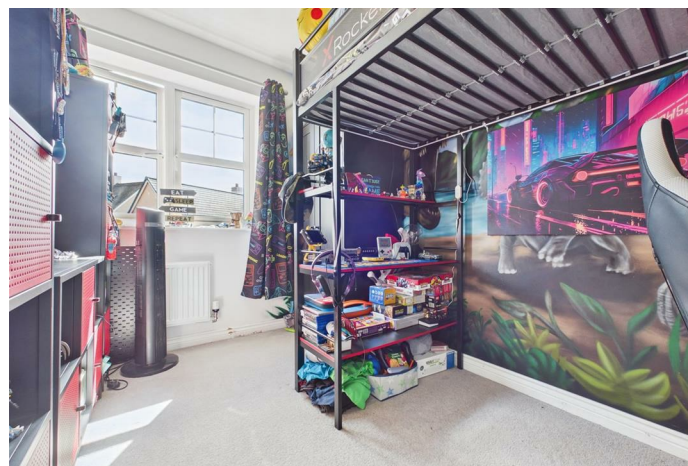
**Local Authority** – Buckinghamshire

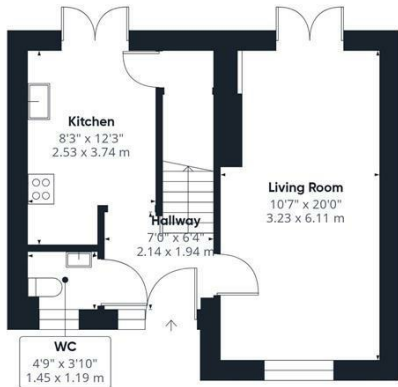
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1313.00 sq ft

**Tenure** – Freehold

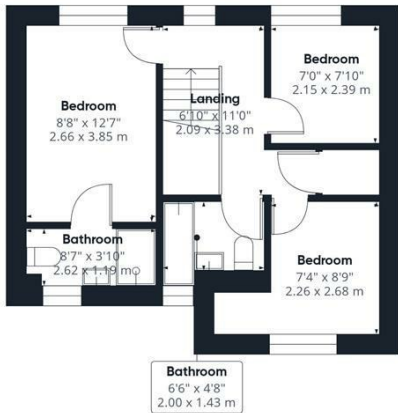




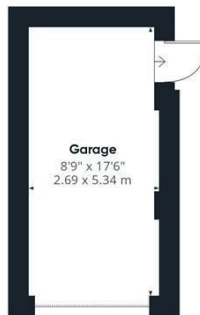
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1313 ft<sup>2</sup>  
121.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(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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