Connells

Siddington Drive
Aylesbury

Siddington Drive
Aylesbury HP18 0UE

for sale
£355,000

Property Description

Located within the ever-popular Berryfields development, this attractive three-bedroom detached home offers stylish and practical accommodation, ideal for modern family living.

The property is entered via a welcoming hallway with stairs leading to the first floor and access to a useful cloakroom/WC. The generous lounge enjoys plenty of natural light and provides ample space for both seating and dining furniture, with patio doors opening directly onto the rear garden. The contemporary kitchen is well-appointed with a range of fitted units, integrated fridge/freezer, breakfast bar, plumbing for appliances, and a door leading outside.

Upstairs, the home offers three comfortable bedrooms, including a spacious principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom fitted with a bath.

Outside, the enclosed rear garden provides a mixture of lawn and patio areas, creating an ideal space for relaxing or entertaining. The property also benefits from covered carport parking.

AGENTS NOTE: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Agents Note

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we

take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely

manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure

link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply

for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must

be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Additional charges (if applicable):

• £25 + VAT per giftor

Entrance Hall

Wooden flooring

Radiator

Stairs to first floor

Cloakroom

Tiling underfoot

Wash hand basin

WC

Window to rear
Understairs storage
Radiator

Lounge

15' 4" x 10' 2" (4.67m x 3.10m)
Wooden flooring
Doors to rear garden

Kitchen

13' 5" x 14' 4" (4.09m x 4.37m)
Wooden flooring
Plumbing for dish washer and washing machine
Gas hob and oven
Extractor fan
Integrated Fridge/freezer
Door to rear garden
Radiator
Breakfast bar

Landing

Carpet underfoot
Window to side
Acess to boarded loft

Bedroom One

11' 3" x 10' 4" (3.43m x 3.15m)
Window to front
Carpet underfoot
Storage cupboard
Radiator

En-Suite

Shower cubicle
WC
Wash hand basin
Window to side

Bedroom Two

8' 1" x 11' 9" (2.46m x 3.58m)
Window to front
Carpet underfoot
Radiator
Airing cupboard with tank

Bedroom Three

13' 5" x 7' 1" (4.09m x 2.16m)
Carpet underfoot
Radiator
Window to rear

Bathroom

Bath tub
Window to rear
Wash hand basin
WC
Vinyl flooring

ALL BUMS
welcome

GIANT INSIDE

To view this property please contact Connells on

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2 Temple Street
AYLESBURY HP20 2RH

EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ALS313028

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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