

3 Bedroom Semi Detached

BERRYFIELD DEVELOPMENT

30 Colney Road. Berryfields,
Aylesbury HP18 0YF



TO ARRANGE A VIEWING CONTACT
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LOCATION

Berryfields is a highly regarded modern development on the edge of Aylesbury, popular with families and commuters alike. Surrounded by open countryside, the area offers an excellent balance of green space and everyday convenience, with play parks, walking routes and open spaces all close to hand. The development is served by local schools, convenience

THIS HOME FEATURES

SPACIOUS FAMILY HOME
BERRYFIELDS LOCATION
THREE DOUBLE BEDROOMS
ENSUITE TO MASTER
MODERN KITCHEN/DINER
BRIGHT LOUNGE/DINER
GUEST CLOAKROOM
ENCLOSED REAR GARDEN
DRIVEWAY PARKING
CLOSE TO TRAIN STATION

stores, eateries and other day-to-day amenities, while nearby Aylesbury Vale Parkway provides direct rail services to London Marylebone in around an hour.

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WeSoldIt.co.uk are delighted to present this well-presented three-bedroom semi-detached family home, located in the ever-popular Berryfields development in Aylesbury. The property offers a modern and practical layout, perfectly suited to family living. The ground floor features an entrance hall, guest cloakroom, a spacious lounge/dining area, and a bright, contemporary kitchen/diner with ample space for entertaining. Upstairs, there are three double bedrooms, including a master bedroom with an en-suite shower room, along with a stylish family bathroom. Outside, the home benefits from a private, enclosed rear garden—ideal for outdoor dining and relaxation—and a driveway to the side providing off-road parking. Situated within easy reach of local schools, shops, parks, and Aylesbury Vale Parkway train station, this property offers the perfect blend of comfort, convenience, and community.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	79 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.

