



Connells

Siddington Drive
Aylesbury



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.

Berryfields remains a highly desirable location, with local shops, excellent schooling, and Aylesbury Parkway railway station all within easy reach, making it a superb choice for families and commuters alike.

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 gifor

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







To view this property please contact Connells on

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

Tenure: Freehold

view this property online [connells.co.uk/Property/ALS313028](https://www.connells.co.uk/Property/ALS313028)



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