ELIZE CLOSE, BERRYFIELDS, AYLESBURY

ASKING PRICE £599,950

FREEHOLD

A well presented four bedroom detached family home, tucked away in a quiet cul-de-sac within the Berryfields development. Ideally positioned close to excellent schools, local amenities, and transport links, this spacious property offers stylish and versatile accommodation throughout. The ground floor features a brand new contemporary kitchen, a separate dining room, living room, and a convenient cloakroom. Upstairs, all four bedrooms benefit from bespoke fitted wardrobes, while two enjoy the luxury of en suite shower rooms, complemented by a family bathroom. Outside, the property boasts a garden, a driveway and a converted garage with light, power, and heating, offering an ideal space for a home office, gym, playroom, or additional reception room.

GEORGE DAVID

ELIZE CLOSE

• FOUR BEDROOM DETACHED FAMILY HOME • CUL DE SAC LOCATION • BRAND NEW HIGH SPECIFICATION KITCHEN • DRIVEWAY PARKING • BEDROOMS BENEFIT FROM CUSTOM BUILT WARDROBES • MULTIPLE RECEPTION ROOMS • CONVERTED GARAGE WITH LIGHT, POWER & HEATING • TWO BEDROOMS WITH EN SUITE BATHROOMS • GROUND FLOOR CLOAKROOM • CLOSE TO SCHOOLS, STATION AND AMENITIES

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 property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a useful cloakroom. The stunning, brand new high-specification kitchen, has been thoughtfully designed with an inset gas hob and cooker hood, integrated oven and microwave, and an integrated dishwasher, along with space for a washing machine and an American-style fridge freezer. Double doors open directly onto the garden, creating an ideal space for both everyday living and entertaining. The ground floor also benefits from a dual aspect dining room, providing a bright and airy setting for family meals, and a spacious living room featuring double doors leading out to the garden.

Upstairs, the first floor offers loft access and an airing cupboard. There are four well proportioned bedrooms, all of which include custom-built wardrobes complete with integrated lighting. Two of the bedrooms enjoy the added luxury of en suite shower rooms, while the remaining rooms are served by a modern family bathroom.

Externally, the property boasts a fully enclosed rear garden, mainly laid to lawn with a patio area perfect for outdoor dining and relaxation. A door leads to the converted garage, which benefits from light, power, and heating, making it an excellent space for a home office, gym or additional reception room. To the front, there is driveway parking providing off-road parking for multiple vehicles.

This exceptional home combines modern living with practical design, making it an ideal choice for families seeking both space and convenience.

INFORMATION FOR BUYERS

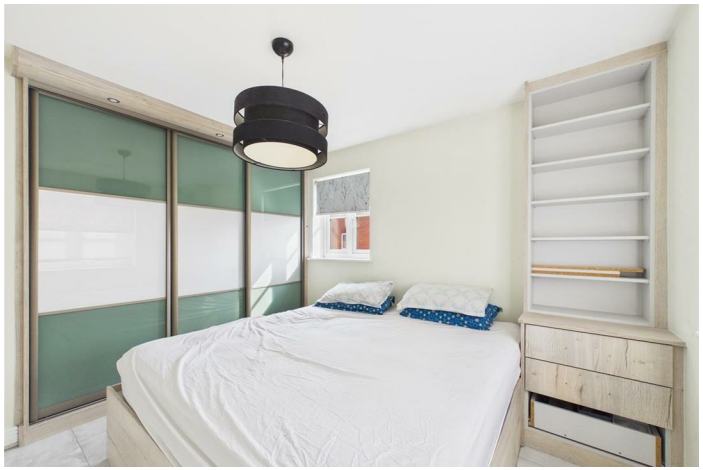
Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and

proof of funds have been received.
If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

ELIZE CLOSE

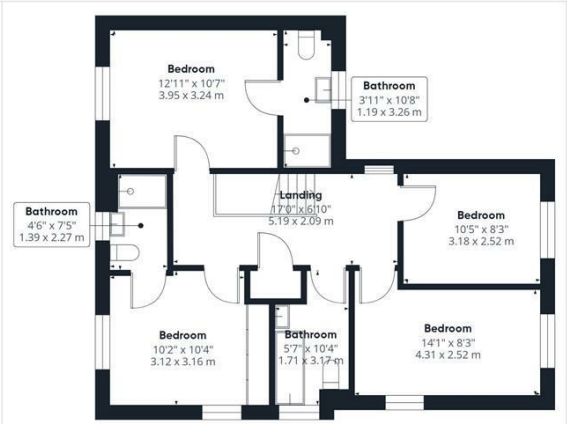


ELIZE CLOSE

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire
Council Tax – Band E
Viewings – By Appointment Only
Floor Area – 1777.00 sq ft
Tenure – Freehold

Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area(1)

1777 ft²

164.9 m²

Reduced headroom

1 ft²

0.1 m²

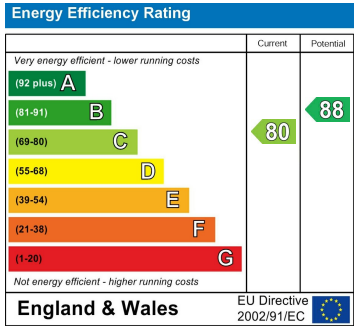
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk