

## PARADISE ORCHARD, BERRYFIELDS, AYLESBURY

**PRICE £425,000**  
**FREEHOLD**

A four bedroom extended family home situated in the popular Berryfields development, within walking distance of schools, Aylesbury Vale Parkway station and a range of amenities. Set over three floors, the accommodation comprises a living room, downstairs cloakroom and a modern kitchen/diner. The first floor offers three bedrooms and a family bathroom, while the top floor boasts an impressive master suite. Externally, the property benefits from a landscaped rear garden and allocated parking.



## PARADISE ORCHARD

• FOUR BEDROOM EXTENDED FAMILY HOME • POPULAR BERRYFIELDS DEVELOPMENT • SET OVER THREE FLOORS • MODERN KITCHEN/DINER WITH MIELE APPLIANCES • ALLOCATED PARKING • SECOND FLOOR MASTER SUITE • LANDSCAPED REAR GARDEN • WALKING DISTANCE TO 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

Arranged over three floors, the property offers spacious and versatile accommodation throughout. The ground floor comprises an entrance hall with stairs rising to the first floor, living room featuring a useful storage cupboard, and a convenient downstairs cloakroom. To the rear is a modern kitchen/diner fitted with a range of units and work surfaces, Miele appliances including an inset gas hob with oven and extractor fan over, integrated fridge/freezer and dishwasher, and space for a washing machine. There is ample room for a dining table and chairs, with a door opening directly onto the rear garden, making it ideal for both everyday family living and entertaining. A new boiler with Hive smart controls has recently been fitted.

The first floor benefits from an airing cupboard, three

well proportioned bedrooms, and a family bathroom fitted with a contemporary suite.

Occupying the entire second floor is an impressive master suite, with eaves storage, skylights allowing for plenty of natural light, and a private en suite shower room.

Externally, the landscaped rear garden has been thoughtfully designed to offer a variety of outdoor spaces, including a paved patio area, lawn with built-in planters, decked seating area and a garden shed. To the rear of the property, there is allocated parking.

This fantastic home combines modern living with a convenient location, making it an ideal choice for families and commuters alike.



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### ADDITIONAL INFORMATION

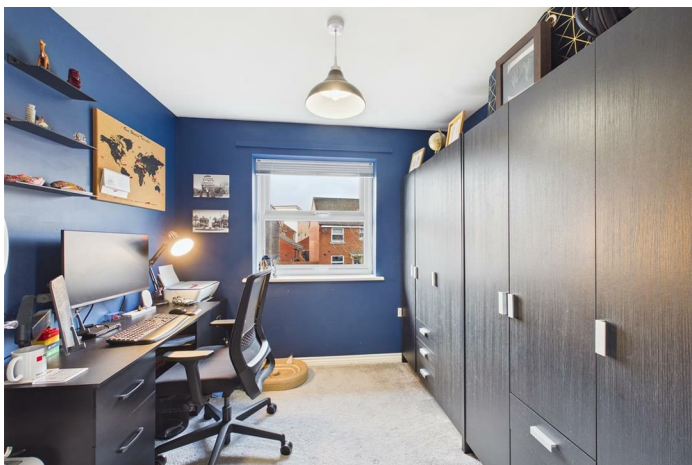
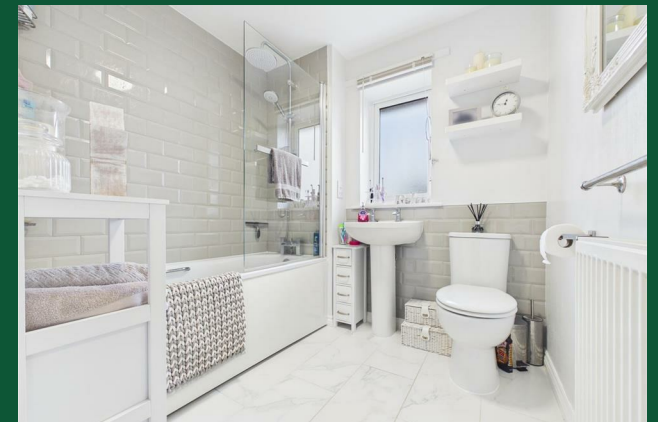
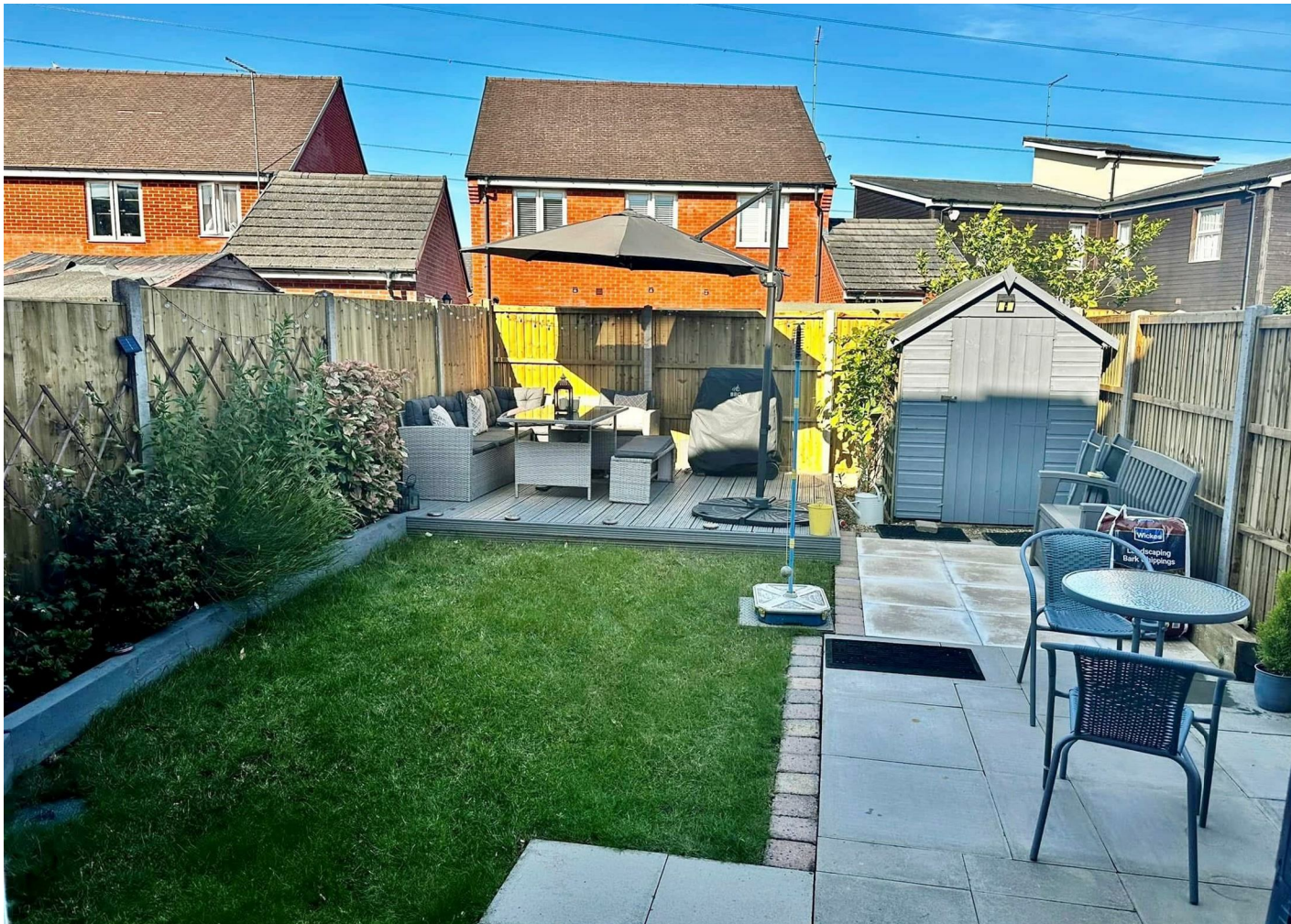
**Local Authority** – Buckinghamshire

**Council Tax** – Band D

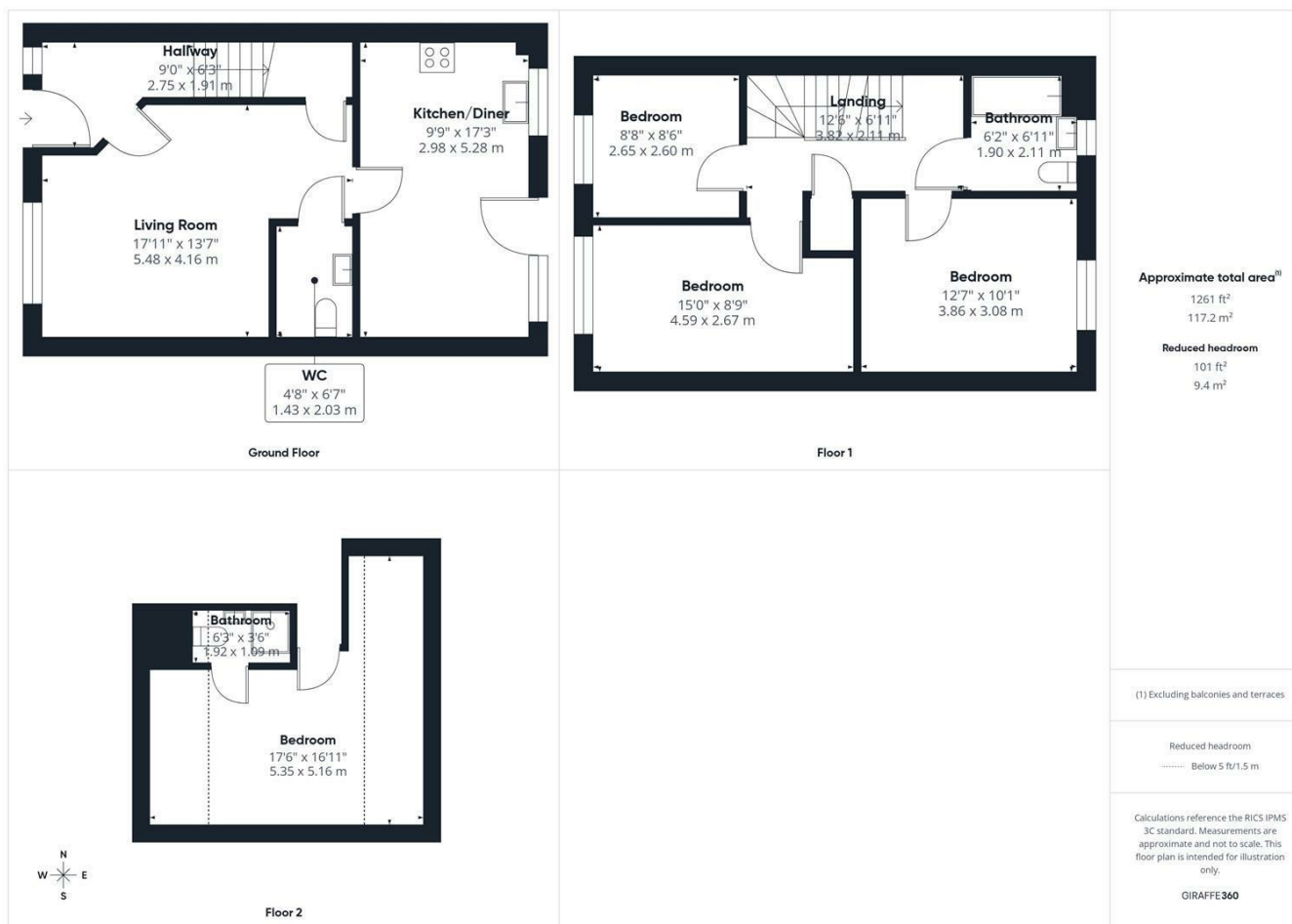
**Viewings** – By Appointment Only

**Floor Area** – 1261.00 sq ft

**Tenure** – Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

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

