



**8 Grieve Road, Aylesbury**  
**£400,000**



**Williams**  
PROPERTIES



## 8 Grieve Road

Aylesbury, Aylesbury

Williams Properties are delighted to present this three bedroom house on the popular Berryfields development in Aylesbury. The property is set over...

Council Tax band: TBD

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

### Berryfields

Berryfields boasts the Aylesbury Vale Academy, community centre, newly built local amenities and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just over an hour. There are a number of walkways and local parks ideal for an active family. Easy access to A41, M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles.

### Council Tax

Band D

### Local Authority

Buckinghamshire Council

### Services

All main services available



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## Entrance Hall

Enter through the front door into the entrance hall with doors to the wc, kitchen and living room. Stairs rise to the first floor.

## WC

Comprises a hand wash basin, low level wc, radiator and frosted window.

## Kitchen / Breakfast Room

Kitchen/breakfast room consists of a window to the front aspect, a range of wall and base mounted units with worktops, inset sink bowl unit, inset gas hob, overhead extractor and splashback, integrated fridge/freezer, oven and grill, washing machine and dishwasher. Spotlights to ceiling, radiator and space for a dining table set.

## Living Room

Living room consists of French doors leading out to the garden with bespoke fitted shutters, wood effect flooring, light fittings to ceiling, radiators and space for a sofa set and other furniture.

## First Floor

Doors to two bedrooms, bathroom and airing cupboard. Stairs rise to the second floor.

## Bedroom

Bedroom consists of a window, wood effect flooring, light fitting to ceiling, radiator and space for a double bed and other furniture.

