

# 4/5 Bedroom Detached

## **BERRYFIELDS DEVELOPMENT**

19 CALVILLE GARDENS,  
BERRYFIELDS, AYLESBURY, HP18 0UX



TEL. 01296 761 331  
EMAIL; HELLO@WESOLDIT.CO.UK



# BERRYFIELDS

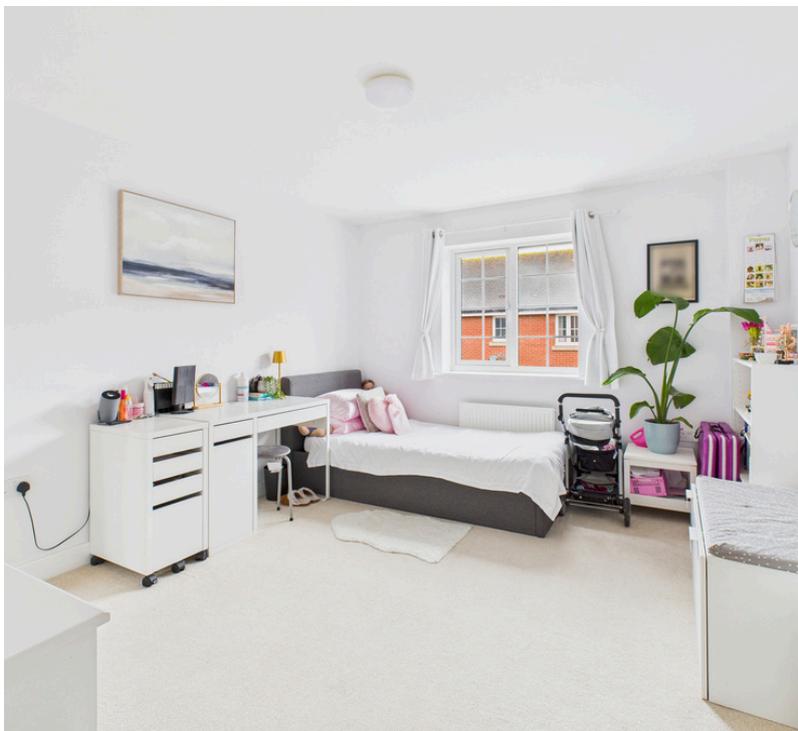
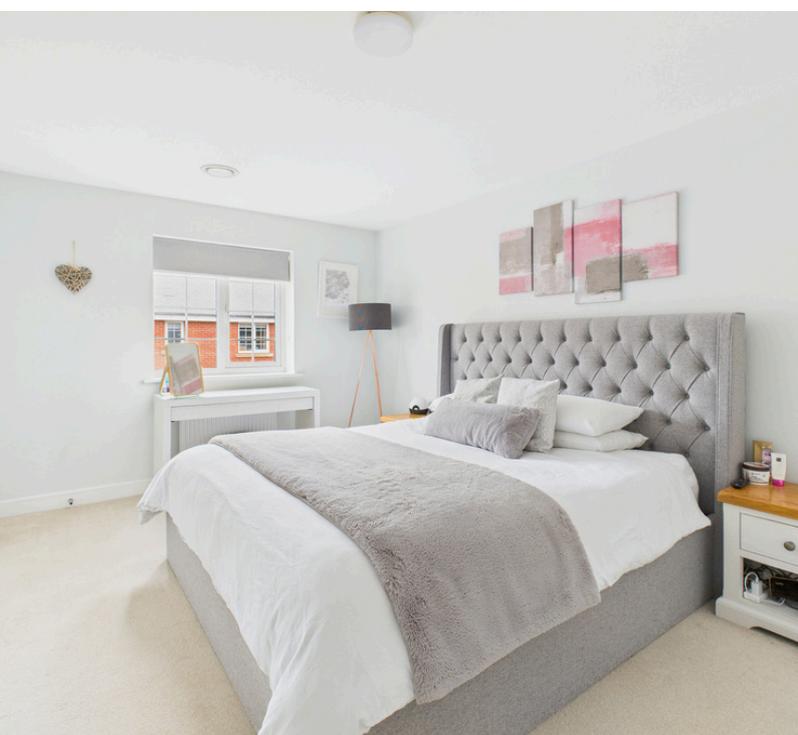
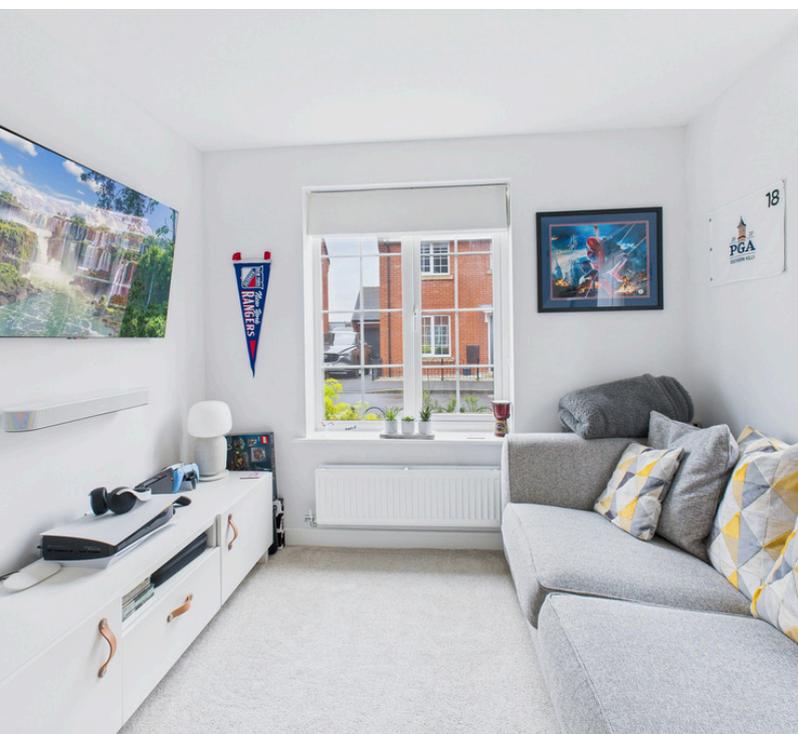
Situated on the ever-popular Berryfields development to the north of Aylesbury, the area is particularly well regarded by families for its sense of community, green spaces and excellent local amenities. Berryfields benefits from a local parade of shops, primary school, children's play areas and regular bus services into

## THIS HOME FEATURES

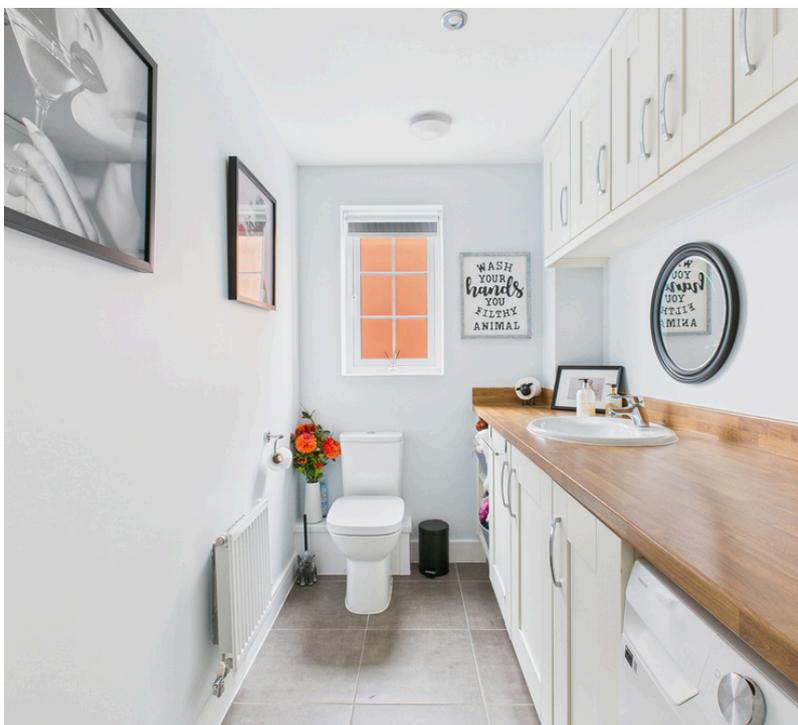
- DETACHED FAMILY HOME
- FOUR/FIVE BEDROOMS
- BERRYFIELDS LOCATION
- FLEXIBLE STUDY SPACE
- LIVING ROOM
- REFITTED KITCHEN
- DINING ROOM
- EN-SUITE TO PRINCIPAL
- MODERN BATHROOM
- LARGE PRIVATE GARDEN
- AIR CONDITIONING
- DRIVEWAY & GARAGE

Aylesbury town centre. For commuters, Berryfields offers convenient access to Aylesbury Vale Parkway with rail links to London Marylebone, alongside road connections to the A41 and M40.





We Sold It are delighted to bring to the market this substantial and well-appointed four/five-bedroom detached family home, set within a popular and established residential development. The ground floor offers generous and versatile living accommodation, comprising a welcoming entrance hall, a study/home office which could comfortably be used as a fifth bedroom if required, a refitted kitchen, a separate dining room, and a spacious lounge to the rear — ideal for both everyday family life and entertaining. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. One of the standout features of the property is the exceptionally generous rear garden, which is larger than typically found on the development. The garden has been attractively landscaped to include a substantial patio area for outdoor dining and an artificial lawn for ease of maintenance. Further benefits include air conditioning, a garage, and driveway parking.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](http://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.

