



Connells

Whinham Green
Aylesbury

Whinham Green Aylesbury HP18 0XJ

for sale guide price
£325,000



Property Description

Situated in the highly sought-after Berryfields development, this beautifully presented two-bedroom end-terraced home offers modern living in a prime location. With allocated parking directly in front of the property, convenience meets comfort from the moment you arrive.

Step inside to a welcoming entrance hall with a handy downstairs WC. The contemporary kitchen, positioned to the right, boasts sleek light-coloured wall and base units, integrated appliances including a fridge/freezer, washing machine and dishwasher.

The spacious open-plan lounge/diner is filled with natural light thanks to elegant French doors that lead out to a fully enclosed rear garden—complete with laid lawn, side access, outdoor tap, and socket. A useful understairs cupboard provides additional storage.

Upstairs, two generous double bedrooms await. The master features a stylish en-suite shower room, while the second bedroom features built-in storage and is served by a modern family bathroom with bath and overhead shower. The loft is part-boarded, offering potential for extra storage.

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. It's home to

Aylesbury Parkway train station, and many shops including a Sainsbury local, coffee shop, fish & chip shop and more. Green Ridge Primary Academy, Church of England Primary School and The Aylesbury Vale Academy School are all within catchments.

Cloakroom

WC
Wash hand basin
Window to front
Tiling underfoot

Lounge

16' 2" x 13' (4.93m x 3.96m)
French doors to rear
Carpet underfoot
Understairs cupboard
Radiator

Kitchen

9' 8" x 6' (2.95m x 1.83m)
Window to front
Wall and base units
Sink/drain
Boiler
Tiling underfoot
Integrated fridge/freezer, dishwasher and washing machine
Spot lights under cupboards

Bedroom One

10' x 9' 7" (3.05m x 2.92m)

Window to rear
Carpet underfoot
Radiator

En-Suite

WC
Wash hand basin
Part tiling
Shower cubicle
Radiator

Bedroom Two

13' 1" x 8' 4" (3.99m x 2.54m)
Window to front
Carpet underfoot
Radiator
Built in storage

Bathroom

WC
Wash hand basin
Bath/mixer with shower
Part tiling
Radiator
Tiling underfoot

Loft Space

Part boarded

Rear Garden

Outside tap
Outside socket

Side access
Laid lawn

Parking

Allocated - To front of house

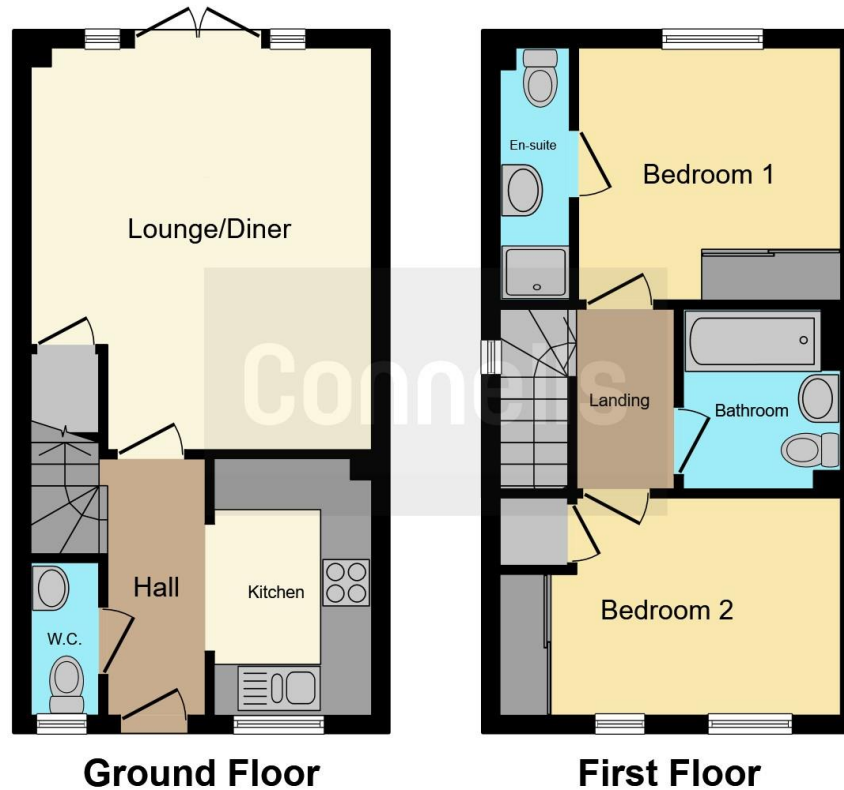
Agents Note

Annual Estate Charge: £141.83









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

Tenure: Freehold

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