



**Connells**

Siddington Drive  
Aylesbury



## Property Description

Set within the highly sought-after Berryfields development, this well-presented three-bedroom detached family home offers modern, comfortable living in an excellent location close to schools, transport links, and local amenities.

The accommodation begins with a welcoming entrance hall, featuring stairs rising to the first floor and access to a convenient downstairs WC. The spacious lounge is bright and airy, providing the perfect space to relax, with patio doors opening onto the enclosed rear garden and ample room for a dining table, making it ideal for both everyday living and entertaining.

Completing the ground floor is the stunning modern kitchen, fitted with a breakfast bar, integrated fridge/freezer, plumbing for appliances, and direct access to the rear garden.

To the first floor, the property offers three well-proportioned bedrooms, with the principal bedroom benefitting from a stylish en-suite shower room. The remaining bedrooms are served by a family-sized bathroom, fitted with a bath.

Externally, the enclosed rear garden features a combination of laid lawn and patio seating areas, perfect for outdoor enjoyment. Carport parking is provided for the property.

The location is particularly appealing, with

Green Ridge Primary School, Church of England Primary School, and Aylesbury Vale Academy all situated within the development, alongside excellent transport links including Aylesbury Parkway train station nearby.

## Agents Note

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we

take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely

manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure

link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply

for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must

be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

Additional charges (if applicable):

- £25 + VAT per giflor

## Entrance Hall

Wooden flooring

Radiator

Stairs to first floor

## Cloakroom

Tiling underfoot  
Wash hand basin  
WC  
Window to rear  
Understairs storage  
Radiator

### Lounge

15' 4" x 10' 2" ( 4.67m x 3.10m )  
Wooden flooring  
Doors to rear garden

### Kitchen

13' 5" x 14' 4" ( 4.09m x 4.37m )  
Wooden flooring  
Plumbing for dish washer and washing machine  
Gas hob and oven  
Extractor fan  
Integrated Fridge/freezer  
Door to rear garden  
Radiator  
Breakfast bar

### Landing

Carpet underfoot  
Window to side  
Access to boarded loft

### Bedroom One

11' 3" x 10' 4" ( 3.43m x 3.15m )  
Window to front

Carpet underfoot  
Storage cupboard  
Radiator

### En-Suite

Shower cubicle  
WC  
Wash hand basin  
Window to side

### Bedroom Two

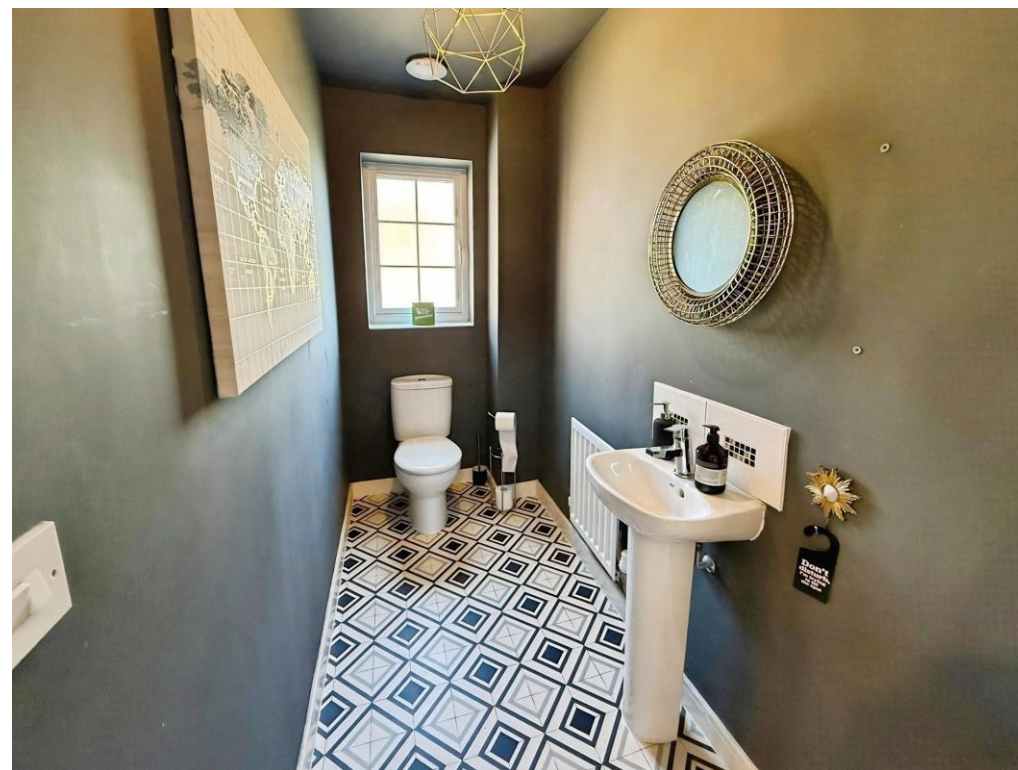
8' 1" x 11' 9" ( 2.46m x 3.58m )  
Window to front  
Carpet underfoot  
Radiator  
Airing cupboard with tank

### Bedroom Three

13' 5" x 7' 1" ( 4.09m x 2.16m )  
Carpet underfoot  
Radiator  
Window to rear

### Bathroom

Bath tub  
Window to rear  
Wash hand basin  
WC  
Vinyl flooring







To view this property please contact Connells on

**T 01296 395 111**  
**E aylesbury@connells.co.uk**

2 Temple Street  
AYLESBURY HP20 2RH

EPC Rating:      Council Tax  
Awaited            Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/ALS313028](https://www.connells.co.uk/Property/ALS313028)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](https://www.connells.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: ALS313028 - 0002