



## HERMAN STREET, BERRYFIELDS, AYLESBURY

PRICE £599,950

FREEHOLD

Situated on a corner plot within the popular Berryfields development, this four bedroom detached family home offers spacious and versatile accommodation ideally located close to the train station, local schools and everyday amenities. The property comprises a kitchen with adjoining utility room, a spacious living room, separate office/family room and a cloakroom to the ground floor. Upstairs benefits from four bedrooms, including a main bedroom with en suite, alongside a family bathroom. Externally, the home enjoys an enclosed rear garden, garage and parking, making it an ideal choice for growing families seeking both comfort and convenience.



# HERMAN STREET

- BERRYFIELDS • FOUR BEDROOM DETACHED FAMILY HOME • CORNER PLOT • OFFICE/FAMILY ROOM • UTILITY & DOWNSTAIRS WC • EN SUITE TO MAIN BEDROOM • GARAGE, EV CHARGING POINT & TWO ALLOCATED SPACES • ENCLOSED REAR GARDEN • APPROX 1585 SQFT INCLUDING GARAGE • CLOSE TO SCHOOLS & AMENITIES



## LOCATION

Berryfields is a modern residential development on the north-western edge of Aylesbury. Known for its family-friendly layout, it features a mix of contemporary housing, green open spaces and local amenities including schools, shops and a community centre. The development benefits from good transport links by road towards Bicester and the M40, as well as back to the town centre. It is also home to Aylesbury Vale Parkway railway station, which offers mainline services into London Marylebone in just under an hour, making it a convenient choice for commuters while still offering a quieter, suburban atmosphere.

## ACCOMMODATION

The accommodation begins with a spacious entrance hall featuring stairs rising to the first floor, an under stairs storage cupboard and a cloakroom. Double doors lead through to the dual aspect living room, offering ample space for both seating and entertaining. In addition, there is a separate office/family room with doors opening directly onto the rear garden, providing flexible accommodation for those working from home or requiring additional reception space.

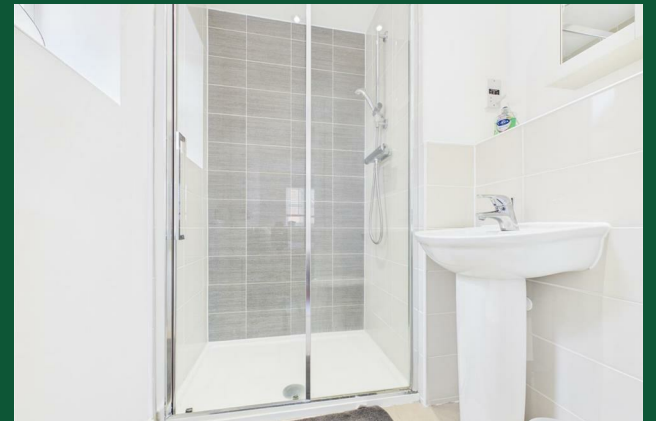
The kitchen is fitted with a range of units and benefits from an inset gas hob with cooker hood over, integrated oven and grill, integrated fridge freezer and

dishwasher, along with a useful breakfast bar. A utility room provides space for a washing machine and includes a door leading to the side access.

To the first floor, the landing offers loft access and an airing cupboard. There are four bedrooms, with the main bedroom benefiting from built-in wardrobes and an en suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the enclosed rear garden features a patio area, lawn and gated side access, creating an ideal outdoor space for families and entertaining. The property further benefits from a garage with light and power connected, EV charging point, along with two allocated parking spaces situated in front of the garage to the rear of the property.

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### ADDITIONAL INFORMATION

**Local Authority** – Buckinghamshire

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1585.00 sq ft

**Tenure** – Freehold





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

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