

## MERRYWEATHER STREET, BERRYFIELDS, AYLESBURY

PRICE £585,000

FREEHOLD

Situated in the Berryfields development, this four bedroom detached house enjoys a convenient location within walking distance of local schools and green spaces. Offering spacious and versatile accommodation throughout, the property features a living room, kitchen/diner, home office, and a downstairs WC. Upstairs, there are four bedrooms, including a master bedroom with en suite, alongside a family bathroom. Outside, there is a landscaped rear garden, garage and driveway. An excellent family home combining comfort, practicality, and a popular location.



# MERRYWEATHER STREET

- BERRYFIELDS DEVELOPMENT • FOUR BEDROOM DETACHED FAMILY HOME • WALKING DISTANCE TO SCHOOLS & GREEN SPACES • GARAGE & DRIVEWAY TO THE SIDE • SEPARATE HOME OFFICE • MAIN BEDROOM WITH EN SUITE • LOW MAINTENANCE GARDEN • SPACIOUS KITCHEN/DINER



## 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 welcoming entrance hall, providing access to the downstairs WC and stairs rising to the first floor. There is a versatile home office, perfect for those working remotely or in need of a playroom or study.

The dual-aspect living room is filled with natural light, creating a bright and comfortable space for relaxing. To the rear, the impressive kitchen/diner is well-equipped with a range of fitted units and work surfaces, featuring an inset gas hob with oven below, splashback and cooker hood above. Integrated appliances include a washing machine and dishwasher, while there is ample space for an

American-style fridge/freezer and a family dining table. French doors open directly onto the rear garden, creating an excellent space for both everyday family life and entertaining.

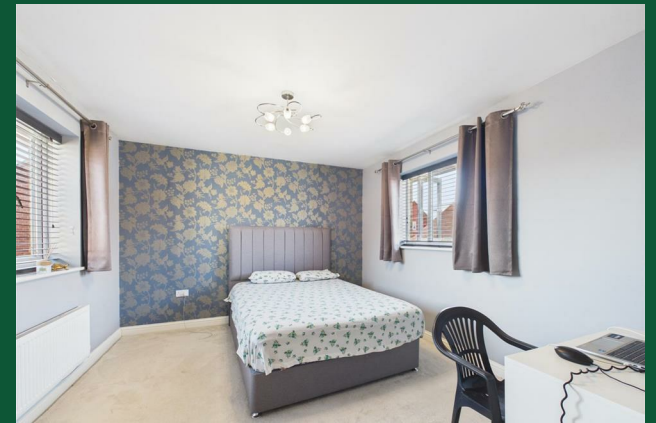
The first floor offers four well proportioned bedrooms, with the master bedroom benefiting from its own en suite shower room. The remaining bedrooms are served by a family bathroom, completing the internal accommodation.

Outside, the enclosed rear garden includes a patio, lawned area and a decked seating area. A courtesy door provides direct access to the garage, while gated side access leads to the front of the property.

To the side of the home, the garage is complemented by a private driveway.

Offering spacious accommodation, practical family living and a superb location close to schools and open green spaces, this is an excellent opportunity to acquire a fantastic family home in the popular Berryfields development.

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## ADDITIONAL INFORMATION

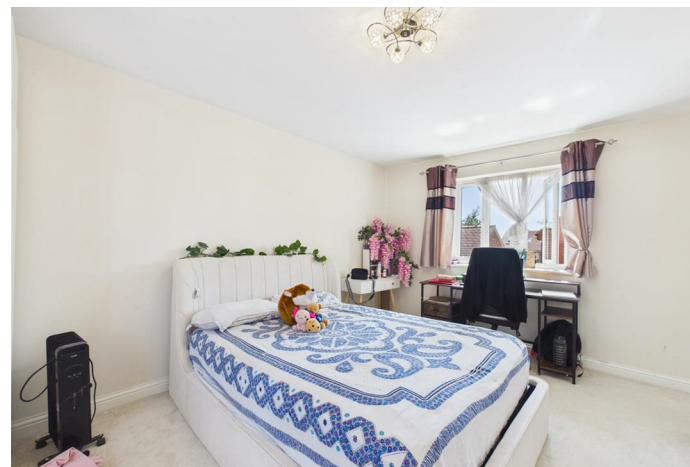
**Local Authority** – Buckinghamshire

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">85</span> <span style="font-size: 2em; margin-left: 20px;">93</span> </div>
(81-91) <b>B</b>		←	
(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>			
<i>Not energy efficient - higher running costs</i>			
<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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