



Connells

Paradise Orchard
Aylesbury



Property Description

Connells are delighted to present this well-presented and spacious TWO-bedroom maisonette, ideally situated in the highly sought-after Berryfields development.

The property welcomes you via an entrance porch, complete with a large storage cupboard, leading into a bright and airy lounge. The living space benefits from dual windows, allowing an abundance of natural light to fill the room, and offers ample space for both lounge and dining furniture.

The modern kitchen is fitted with a range of white wall and base units, complemented by an integrated fridge/freezer, electric oven with gas hob, and space with plumbing for a washing machine.

Accommodation comprises two generous double bedrooms, both complete with carpeted flooring. The master bedroom benefits from an ensuite shower room, while the second bedroom is served by a main family bathroom fitted with a bathtub.

Externally, the property enjoys a private rear garden, fully enclosed with fencing and offering gated access—perfect for outdoor relaxation. On-street parking is also available.

Berryfields is a modern and popular development located on the northern outskirts of Aylesbury, surrounded by open countryside. The property is within easy reach

of Aylesbury Parkway train station, providing direct services to London Marylebone in approximately one hour. Local amenities include a Sainsbury's Local, coffee shop, takeaway options, and more, making this an ideal location for both convenience and lifestyle.

Entrance Porch

Carpet underfoot
Storage underfoot

Lounge

16' 10" x 11' 3" (5.13m x 3.43m)
Two windows to front
Radiator
Carpet underfoot

Kitchen

9' 10" x 6' (3.00m x 1.83m)
Wood flooring underfoot
Window to rear
Gas hob and electric oven
Extractor fan
Integrated fridge freezer
Plumbing for washing machine

Bathroom

Seperate utility area providing space for dryer and shelves
Vinyl flooring
Radiator

Bath
WC
Wash hand basin
Window to rear

Bedroom One

13' 6" x 8' 1" (4.11m x 2.46m)
Carpet underfoot
Window to side
Radiator
Access to en-suite

En-Suite To Bedroom One

Shower cubicle
WC
Wash hand basin
Radiator
Wood flooring underfoot
Window to side

Bedroom Two

9' 3" x 8' 10" (2.82m x 2.69m)
Carpet underfoot
Window to rear
Radiator

Rear Garden

Enclosed fencing
Laid lawn
Patio slabs









Total floor area 58.1 m² (626 sq.ft.) approx

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.propertybox.io

Connells

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: C Council Tax
 Band: C

Service Charge: 500.00 Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS313010

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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