



Moore Crescent

Berryfields | Aylesbury | Bucks | HP18 1AH



Moore Crescent

Berryfields | Aylesbury | Bucks | HP18 1AH

Williams Properties would like to offer to the market this well presented four bedroom detached house in the popular Berryfields development, Aylesbury. Accommodation is spacious throughout and comprises an entrance hall, downstairs wc, lounge, kitchen/diner, utility, four bedrooms with en suite to master and a family bathroom. Outside there is a rear garden, single garage & parking. Viewing comes highly recommended on this lovely family home.

Offers in excess of £500,000

Berryfields

Berryfields boasts a new Aylesbury Vale Academy, community centre, newly built local amenities and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just just over an hour. There are a number of walkways and local parks ideal for an active family. Easy access to A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles from Aylesbury town centre .

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

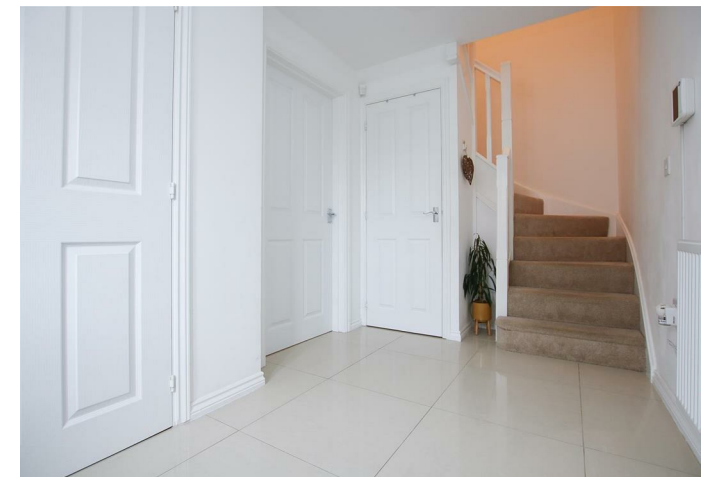
All main services available

Entrance Hall

Enter through the front door into the entrance hall consisting of doors to the downstairs wc, lounge and kitchen/diner. Carpeted stairs rise to the first floor. Tiled flooring, light pendant to ceiling, wall mounted radiator and cupboard.

Downstairs WC

Downstairs wc comprises a low level wc, pedestal hand wash basin and wall mounted radiator.





- Detached Family Home
- Popular Development
- Well Presented Throughout
- Garage & Parking
- Four Bedrooms
- Set On A Corner Plot
- Kitchen / Diner
- Downstairs WC & Utility

Lounge

Lounge consists of a window to the front aspect, French doors leading out to the garden, light pendants to ceiling, carpet laid to floor and wall mounted radiator. Space for a three piece suite and a range of other living room furniture.

Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with wooden worktops, inset sink bowl unit with mixer tap and draining board, inset gas hob, oven, splashback and extractor fan. Integrated fridge/freezer and dishwasher. Dual aspect windows, recess spotlights, tiled flooring, and wall mounted radiator. Space for a large dining table set. Door to the utility.

Utility

Utility consists of a range of base mounted units with a wooden worktop, integrated washing machine, wall mounted radiator, tiled flooring and light pendant to ceiling.

First Floor

Carpeted first floor landing with doors to all four bedrooms, family bathroom and cupboard. Access to loft space.

Master Bedroom

Master bedroom consists of a window to the side aspect, carpet laid to floor, light pendant to ceiling, wall mounted radiator and built in wardrobes. Door to the en suite. Space for a king size bed and other bedroom furniture.



The property is within close proximity to Aylesbury Vale Parkway Station offering services to London Marylebone in under an hour. Aylesbury Vale Academy and Green Ridge Primary Academy are both within walking distance.



En Suite

En suite comprises a low level wc, pedestal hand wash basin and enclosed shower cubicle. Tiling to splash sensitive areas, wall mounted radiator and tiled flooring.

Bedroom Two

Bedroom two consists of a window to the side aspect, carpet laid to floor, light pendant to ceiling, wall mounted radiator and built in wardrobes. Space for a bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of dual aspect windows, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

Bedroom Four

Bedroom four consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and a window to the front aspect. Space for a single bed and other bedroom furniture.

Family Bathroom

Family bathroom comprises a low level wc, pedestal hand wash basin and a panelled bathtub with shower attachment and shower screen. Tiling to splash sensitive areas, wall mounted radiator, tiled flooring and a frosted window to the front aspect.

Rear Garden

Enclosed rear garden with a paved patio and pathway leading to the rear of the garden, gravelled border, raised decking area with grass laid to the remainder. Wooden planters, garden shed, outside light and gate access to the rear and side.

Garage & Parking

Single garage to the side of the property with up and over doors, light and power supply. Off road parking for two vehicles in front of the garage.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1154.40 ft²
107.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.