



1 Perrine Close

Berryfields | Aylesbury | Bucks | HP18 0XN



Williams
PROPERTIES

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Williams Properties are delighted to market this well presented four bedroom detached house on the Berryfields development in Aylesbury. The property consists of an entrance hall, kitchen/diner, snug, study, utility, lounge, downstairs cloakroom, four bedrooms, a family bathroom and an en-suite. Outside there is a low maintenance garden, detached single garage and driveway parking. Viewing is highly recommended on this fantastic property, ideal for a family home.

£575,000

Berryfields

Berryfields boasts the 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 over an hour. There are a number of walkways and local parks ideal for an active family. Easy access to A41, M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Estate Charge

£160 PER YEAR

Services

All main services available

Entrance Hallway

Enter through the front door into this entrance hall, featuring tiled flooring, a pendant light to the ceiling, a wall mounted radiator and doors to the downstairs cloakroom, study, snug, lounge, kitchen/diner and carpeted stairs rising to the first floor.





- Detached Family Home
- Garage & Parking
- Great Condition Throughout
- Popular Location
- Four Bedrooms
- Close To Schools
- Living Room & Snug
- Viewing Highly Recommended

Study

This study features carpeted flooring, studio spotlights to the ceiling, a bay window to the front aspect and a wall mounted radiator.

Cloakroom

This downstairs cloakroom is comprised of tiled flooring, a fitted light to the ceiling, a frosted window, partially tiled walls, a wall mounted radiator, hand wash basin with a mixer tap and a low level WC.

Snug

This cosy snug features carpeted flooring, a window to the front aspect, a wall mounted radiator, studio spotlights to the ceiling and ample space for living room furniture.

Living Room

This well-sized living room features wood effect flooring, a window to the side aspect, two pendant lights to the ceiling, two wall mounted radiators, French double doors and windows open onto the enclosed rear garden. Ample space for lounge furniture.

Kitchen / Diner

This kitchen/diner features tiled flooring, a wall mounted radiator, spotlights to the ceiling, an under-stair storage cupboard, a window to the front aspect and a range of wall and base mounted units including an inset double oven, electric hob, extractor, dishwasher, a basin with a mixer tap and draining board and a fridge/freezer. A further door leading to the utility.



The property is located on the Berryfields development, which offers access to the 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.



Utility

This utility is fitted with tiled flooring, a fitted light to the ceiling, an inset basin with a mixer tap and draining board, space and plumbing for a washing machine and a door to the enclosed rear garden.

First Floor Landing

This L-shaped first floor landing is comprised of carpeted flooring, two pendant lights to the ceiling, a wall mounted radiator and doors leading to all four bedrooms and the family bathroom.

Bedroom

This bedroom consists of wood effect flooring, a pendant light to the ceiling, a wall mounted radiator, window to the rear aspect and ample space for a double bed and other bedroom furniture.

Bedroom

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a window to the front aspect, a wall mounted radiator and a fitted wardrobe.

Bathroom

The family bathroom features tiled flooring and partially tiled walls, a frosted window, spotlights to the ceiling, a heated towel rail, panelled bathtub with a mixer tap, a hand wash basin with a mixer tap, low level WC and a fully tiled enclosed shower unit.

Bedroom

This bedroom features a window to the front aspect, wood effect flooring, a wall mounted radiator, pendant light to the ceiling and space for a double bed and other bedroom furniture.

Bedroom

The master bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a fitted double wardrobe, a wall mounted radiator and a window to the rear aspect. Space for a double bed and other bedroom furniture and a door leading to the en suite.

En Suite

The master bedroom en suite features tiled flooring, a heated towel rail, frosted window, partially tiled walls, spotlights to the ceiling, a fully tiled shower unit, a hand wash basin with a mixer tap and a low level WC.

Garden

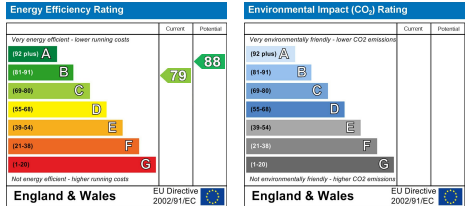
The enclosed rear garden features a patio area and walkway leading to a gate onto the driveway, grass lawn laid to the remainder.

Driveway & Garage

There is driveway parking for two vehicles and a single garage with electricity and an up-and-over door.

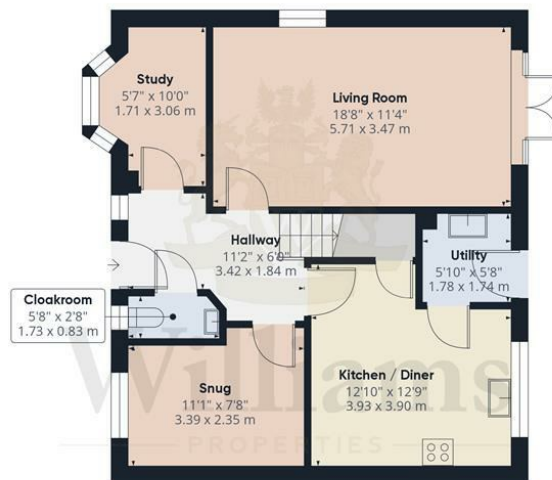
Buyer Notes

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.





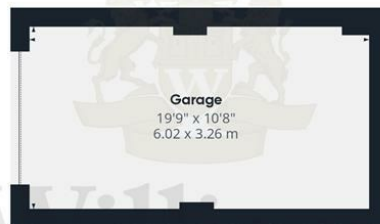
Williams



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area[®]
1517.39 ft²
140.97 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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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.