



Redcurrant Avenue

Berryfields | Aylesbury | Buckinghamshire | HP18 0ZH



Williams
PROPERTIES

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Williams Properties are delighted to present this three bedroom semi-detached townhouse on the popular Berryfields development in Aylesbury. The property consists of an entrance hall, living room, kitchen, downstairs WC, three bedrooms, family bathroom and en-suite. Outside, there is an enclosed rear garden, single garage and driveway parking. We highly recommend a viewing on this fantastic property, ideal for a family home.

Offers in excess of £400,000

- Popular Development
- En Suite To Master Bedroom
- Walking Distance To Station
- Downstairs Cloakroom
- Three Bedroom Townhouse
- Garage & Parking
- Close To Schooling
- Enclosed Rear Garden

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 D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the kitchen, wc and living room. Stairs rise to the first floor.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap, inset gas hob, oven, grill and extractor, integrated fridge/freezer and dishwasher, space for washing machine and window to the front aspect.



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.



WC

Comprising a low level wc, radiator, pedestal hand wash basin and half height tiling to walls.

Living Room

Living room consists of French doors leading out to the rear garden, wood effect flooring, light fittings to ceiling, radiators and space for a sofa set, dining table set and other furniture.

First Floor

Doors to two bedrooms and bathroom. Stairs rise to the second floor.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, tiling to splash sensitive areas, heated towel rail and a panelled bathtub with shower and screen.

Second Floor

Stairs rise into the master bedroom.

Master Bedroom & En Suite

Bedroom consists of a window to the front aspect, sky light to the rear aspect, built in wardrobes, carpet laid to floor, radiators, wall lights and space for a king size bed and other furniture. En suite is part tiled and comprises an enclosed shower cubicle, low level wc, pedestal hand wash basin, sky light and heated towel rail.

Rear Garden

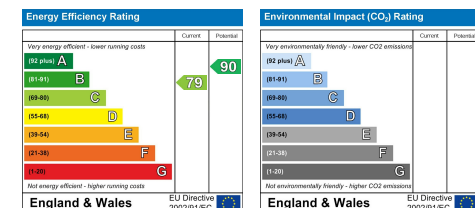
Enclosed rear garden with a paved patio area leading to an area of lawn laid, built in planters and access to the garage.

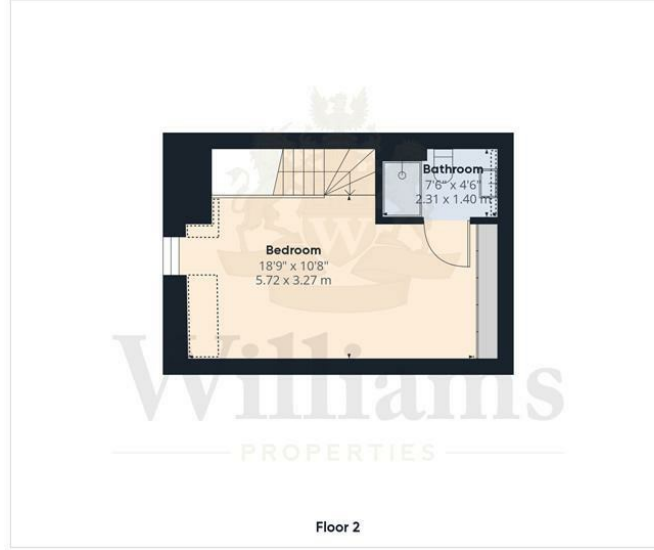
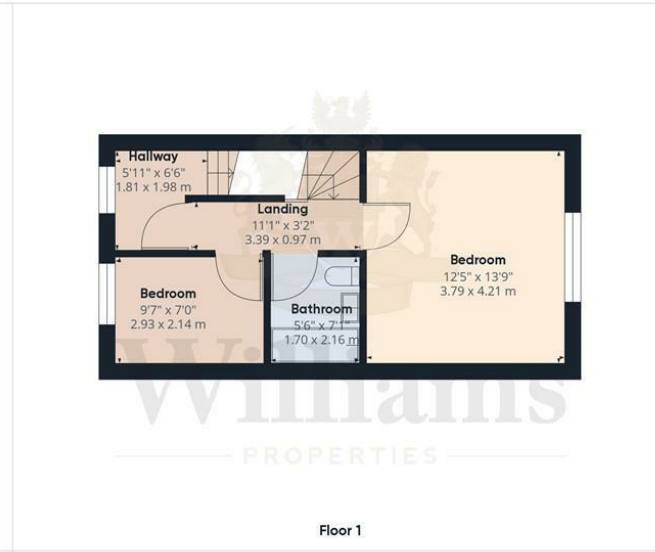
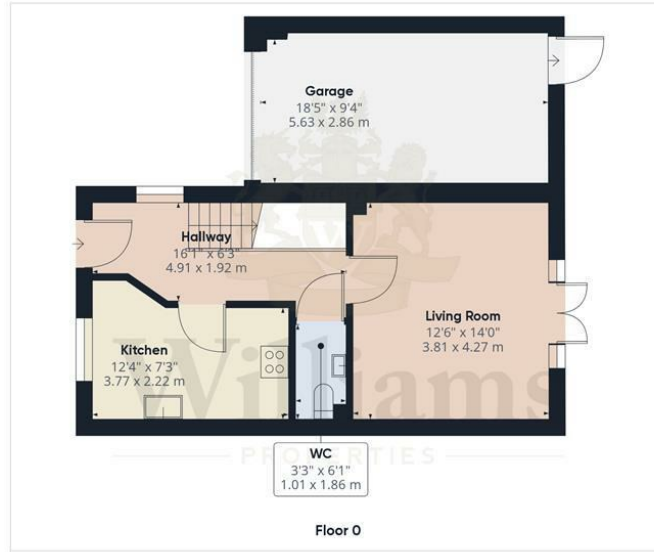

Garage & Parking

Garage with light and power. Driveway parking 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.



Approximate total area⁽¹⁾	1196.85 ft ² 111.19 m ²
Reduced headroom	15.12 ft ² 1.4 m ²
(1) Excluding balconies and terraces.	
⌊ Reduced headroom (below 1.5m/4.92ft)	
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.	
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.