



Colney Road

Berryfields | Aylesbury | Buckinghamshire | HP18 0YF





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Williams Properties would like to welcome to the market this lovely two bedroom end of terrace house set in the popular Berryfields development, Aylesbury. The property is in fantastic condition throughout and benefits from a lounge, kitchen/diner, downstairs cloakroom, two double bedrooms, en suite & family bathroom, rear garden and two allocated parking spaces. Viewing comes highly recommended.

Price £335,000

- End Terrace
- Popular Development
- Walking Distance To Station
- Two Allocated Parking Spaces
- Two Double Bedrooms
- Kitchen / Diner
- En Suite
- Fantastic Condition Throughout

## 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 C

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance

Enter via the front door into the entrance hall with a door to the lounge and stairs rising to the first floor.





The property is situated in the heart of the Berryfields development and is within walking distance of the Aylesbury Vale Parkway, as well as the local schools and a children's play area, making it an ideal home for a growing family. There are good road links with easy access onto the A41.



**Lounge**

Lounge consists of wood effect flooring, window to the front aspect, light pendant to ceiling, radiator and space for a sofa set and other furniture. Doorway to the downstairs cloakroom, storage cupboard and kitchen/diner.

**Downstairs Cloakroom**

Comprising of a low level WC, radiator and pedestal hand wash basin with tiling to splash sensitive areas.

**Kitchen / Diner**

Kitchen/diner consists of a range of wall and base mounted units with wood effect work tops, inset stainless steel sink unit with mixer tap and window overlooking the garden, inset gas hob with splashback, oven and extractor fan. Space for fridge/freezer and washing machine. Door to the garden and space for a dining table set.

**First Floor**

Doors to both bedrooms, bathroom and access to the loft.

**Bedroom**

Bedroom consists of carpet laid to floor, built in wardrobe, window to the front aspect, radiator, light pendant to ceiling and door to en suite. Space for a king/double bed and other bedroom furniture.

**En Suite**

En suite comprises of a low level WC, hand wash basin unit, enclosed shower cubicle, radiator and a frosted window.

**Bedroom**

Bedroom consists of carpet laid to floor, windows to the rear aspect, custom built wardrobes, light pendant to ceiling and radiator. Space for a double bed and other bedroom furniture.

**Bathroom**

Bathroom is part tiled and comprises of a low level WC, hand wash basin, panelled bathtub with shower and screen and heated towel rail.

**Garden**

Enclosed garden with a paved patio area, artificial grass, out building with light, heating and power supply and garden gate for rear access.

**Parking**

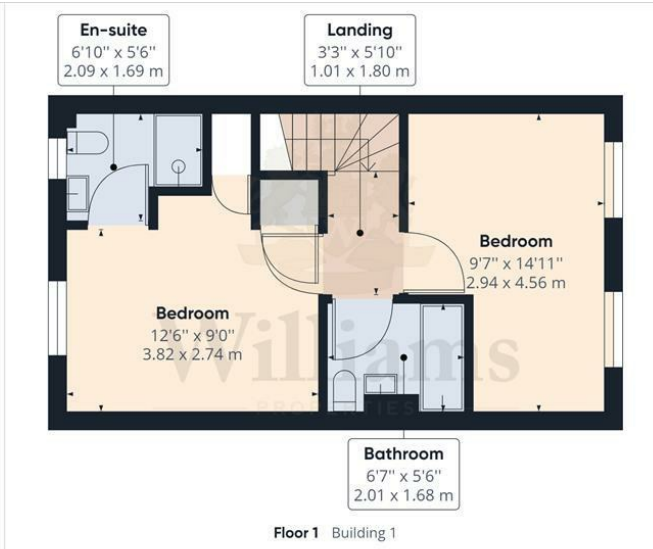
Two allocated parking spaces to the front of the property.

**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			
(92-100) A		83	95
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-08) C			
(05-05) D			
(07-04) E			
(11-03) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			



**Approximate total area<sup>(1)</sup>**  
818.53 ft<sup>2</sup>  
76.04 m<sup>2</sup>

(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



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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.