



Topaz Lane

Berryfields | Aylesbury | Buckinghamshire | HP18 0ZP



Topaz Lane

Berryfields | Aylesbury | Buckinghamshire | HP18 0ZP

Williams Properties are delighted to welcome to the market this superb three bedroom semi-detached house in the popular development of Berryfields, Aylesbury. The property is offered with no onward chain and consists of a kitchen/diner, living room, downstairs cloakroom, three bedrooms, family bathroom and en suite to the master. Outside there is an enclosed rear garden and driveway parking. Viewing is highly advised.

£385,000

- *NO CHAIN*
- Semi - Detached
- Driveway Parking
- En Suite & Downstairs WC
- Three Bedroom House
- No Onward Chain
- Close To Schooling
- Ideal Family Home

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

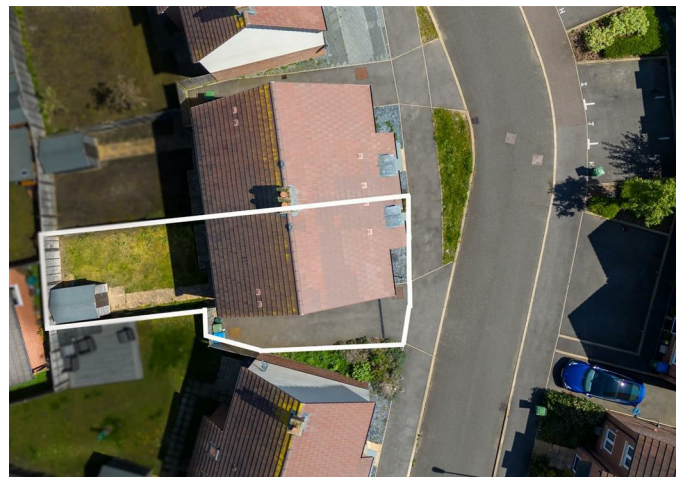
Buckinghamshire Council

Services

All main services available

Entrance

Enter via the front door into the entrance hall. There are doors leading into the kitchen/breakfast room, lounge/diner, downstairs WC and a storage cupboard. There are stairs rising up to the first floor landing.



The property is located on a quiet road a short walk away from the Aylesbury Vale Parkway train station, which provides regular services directly into London Marylebone. A more extensive range of shopping, school and leisure facilities can be found in Aylesbury which is easily accessible by bus or car. For road users, the A41 is a short distance away.



Kitchen/Breakfast room

Kitchen/Breakfast room consists of Laminate flooring laid to floor and a range of wall and base mounted units, with roll on worktops. Inset oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is an integrated dishwasher, fridge freezer and washing machine and space for a breakfast table and chairs and a range of other furniture. Window to the front aspect.

Lounge/Diner

Lounge/diner consists of Carpet laid to the floor, double doors leading out into the rear garden and a window to the rear aspect. There is space for a three piece suite, dining set and a range of other furniture.

Downstairs WC

Downstairs WC consists of Laminate flooring laid to floor, tiles laid to splash sensitive areas and a window to the front aspect. There is a hand wash basin and low level WC.

First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into all three bedrooms, family bathroom and airing cupboard.

Master Bedroom And En suite

Main bedroom consists of carpet laid to the floor, door leading into the en-suite, built in wardrobe and a window to the front aspect. There is space for a double bed and other bedroom furniture. En-suite consists of tiled Flooring with tiles laid to splash sensitive areas and There is a single shower cubicle, hand wash basin and low level WC and a window to the side aspect .

Bedroom Two

Bedroom two consists of carpet laid to floor, a window to the rear aspect. There is space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of carpet laid to the floor and a window to the rear aspect. There is space for a bed and other bedroom furniture.

Family Bathroom

Family bathroom suite consists of half Height tiling to splash sensitive areas and tiles laid to floor. There is a panelled bathtub, hand wash basin and low level WC. Window to the front aspect.

Rear Garden

Enclosed rear garden with patio area leading out from the lounge/diner and grass laid to the remainder. There is a shed to the rear of the Garden and a wooden gate leading out onto the driveway.

Parking

There is Driveway Parking for two vehicle's

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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		83	95	(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



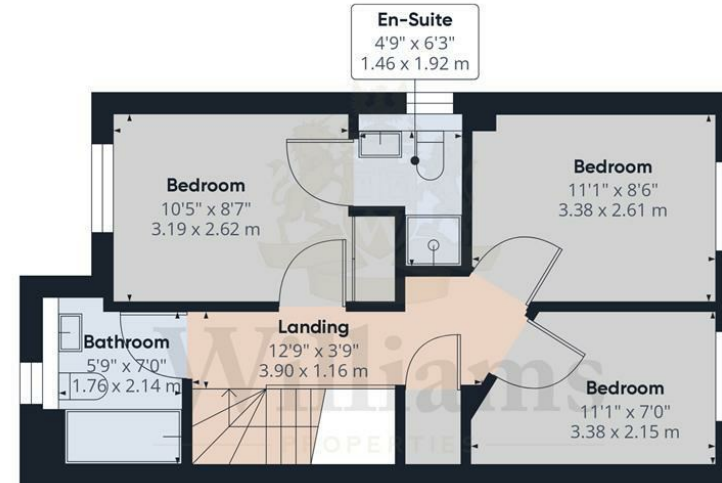
Williams
PROPERTIES

Williams
PROPERTIES

Williams
PROPERTIES



Floor 0



Floor 1



Approximate total area⁽¹⁾
848.76 ft²
78.85 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.

GIRAFFE 360



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.