



30 Oxpen

Berryfields | Aylesbury | Buckinghamshire | HP18 0FN



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Williams are pleased to welcome to the market this lovely four bedroom detached house on the popular development of Berryfields. The property has been finished to a superb standard and comprises of a spacious entrance hall, cloakroom, kitchen/diner, good size lounge, master bedroom with en suite, three other good size bedrooms and a family bathroom. The property overlooks fields offering lovely views of the countryside.

Offers in excess of £475,000

- Detached
- En Suite To Master
- Garage & Parking
- Close To Station
- Four Bedrooms
- Enclosed Rear Garden
- Superb Views of The Countryside
- Viewing Highly Recommended

Berryfields

Berryfields is a new development nestled on the edge of Aylesbury within stunning open countryside. The development boasts a new Aylesbury Vale Academy, community centre and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just under an hours journey. 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.

Local Authority

Aylesbury Vale District Council

Council Tax

Band E

Services

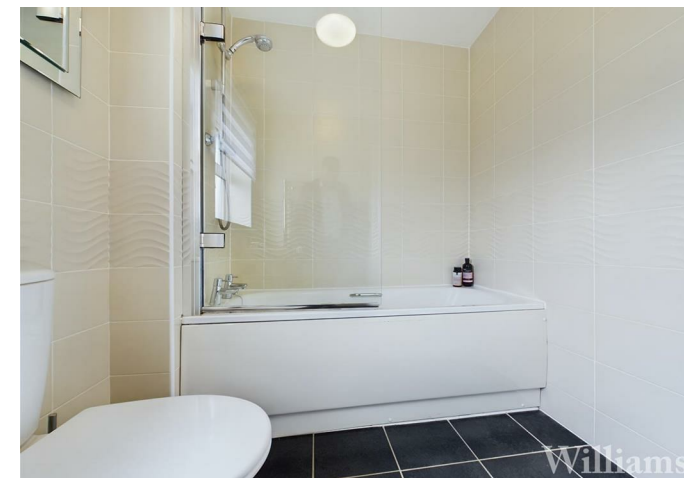
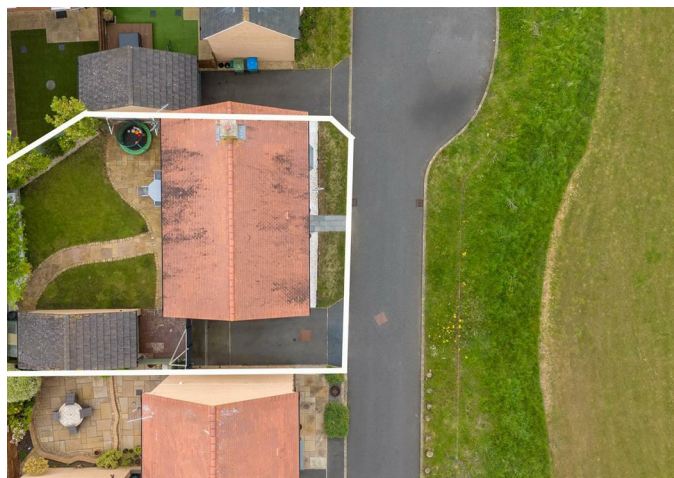
All main services available

Entrance

Enter the property via a composite front door leading in to a spacious hallway comprising of tiles laid to floor with carpeted stairs rising to the first floor and doors leading off to all rooms. Under stairs storage cupboard.

Kitchen/Dining Room

The kitchen/dining room comprises of UPVC windows to two aspects allowing a great degree of natural light with a range of modern base and wall mounted units with granite worktops, integrated oven and grill with gas hob and extractor fan overhead, sink with mixer tap, integrated fridge/freezer, under unit spotlights. There is ample space for a dining table with four chairs. Light fitting to ceiling.





The utility room is situated at the rear of the property and comprises of tiles laid to floor with base and wall mounted units, granite worktop, sink with mixer tap and one wall mounted radiator panel. There is a door leading out to the rear garden.

There are double doors leading from the entrance hall in to the lounge. The lounge is a large room comprising of laminate laid to floor and coving to ceiling with a feature fire place and mantel piece surround, two wall mounted radiator panels and a television aerial point to one corner. There is plenty of space for a three piece suite and other lounge furniture. Double UPVC doors lead out to the rear garden with a UPVC window to the front aspect.

The downstairs WC comprises of tiles laid to floor with a low level WC, pedestal hand wash basin and a chrome radiator towel rail. There is a UPVC window to the front aspect.

Bedroom one is a light and airy room comprising of laminate laid to floor, one wall mounted radiator panel and a UPVC window to the rear aspect. There is space for a double bed, wardrobes and other bedroom furniture. Light fitting to ceiling. A door leads in to the en suite. The en suite comprises of tiles laid to floor and wall surround with a double stall shower and glass sliding screen, low level WC and pedestal hand wash basin. There is a window to the rear aspect.

Bedroom two is another good size room, comprising of carpet laid to floor with a window to the rear aspect with a wall mounted radiator panel. There is space for a double bed and other bedroom furniture.

Bedroom three is situated at the front of the property and comprises of laminate laid to floor with a window to the front aspect, one wall mounted radiator panel and light fitting to ceiling. There is space for a double bed, wardrobes and other furniture.

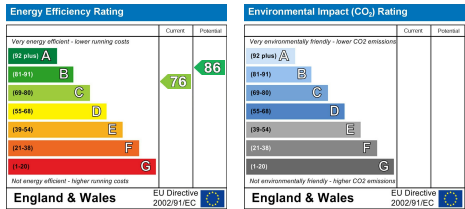
Bedroom four is situated at the front of the property and comprises laminate laid to floor with a window to the front aspect and a wall mounted radiator panel. There is space for a single bed and other bedroom furniture.

The bathroom comprises of tiles laid to floor and wall surround with a panelled bathtub, shower attachment overhead, pedestal hand wash basin and a low level WC. There is a UPVC window to the front aspect.

The rear garden is enclosed with a timber fence surround with a patio area leading from the lounge with laid to lawn to the remainder. There is space for a garden shed and outside dining furniture. Access to the garden can be found at the side of the property from the drive way.

There is a garage block to the side of the property allowing secured parking for one vehicle with further parking for two cars end to end on the driveway.

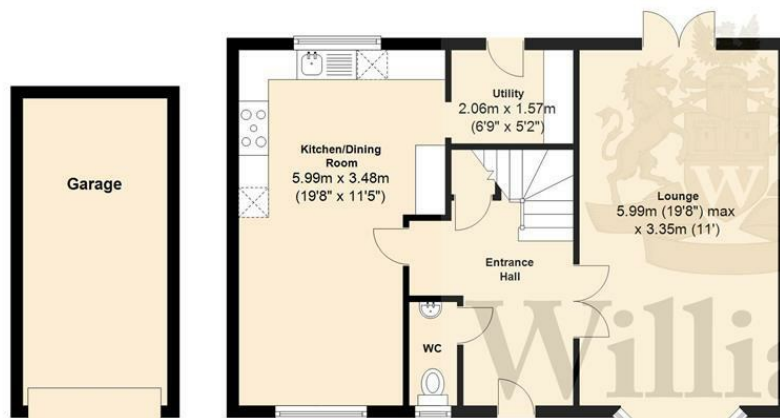
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





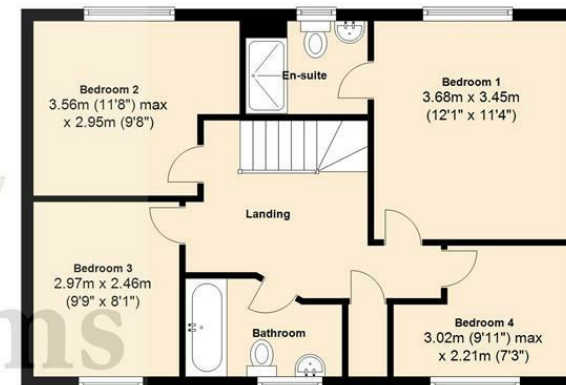
Ground Floor

Approx. 67.2 sq. metres (723.8 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.9 sq. feet)



Total area: approx. 122.2 sq. metres (1315.6 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Plan produced using PlanUp.



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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.