



Merton Close

Berryfields | Aylesbury | Buckinghamshire | HP18 0ZN



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Welcome to Merton Close, Berryfields, Aylesbury - a charming terraced house that exudes character and warmth. This property boasts a kitchen, living room, cloakroom, three bedrooms and two bathrooms. Outside there is an enclosed garden and two allocated parking spaces. Situated in a peaceful neighbourhood, this property offers the ideal blend of tranquillity and convenience.

Offers in excess of £385,000

- Berryfields
- Three Bedroom Townhouse
- Allocated Parking
- En Suite & Family Bathroom
- Close To Local Amenities
- Close To Schooling
- Master Bedroom To Top Floor
- 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

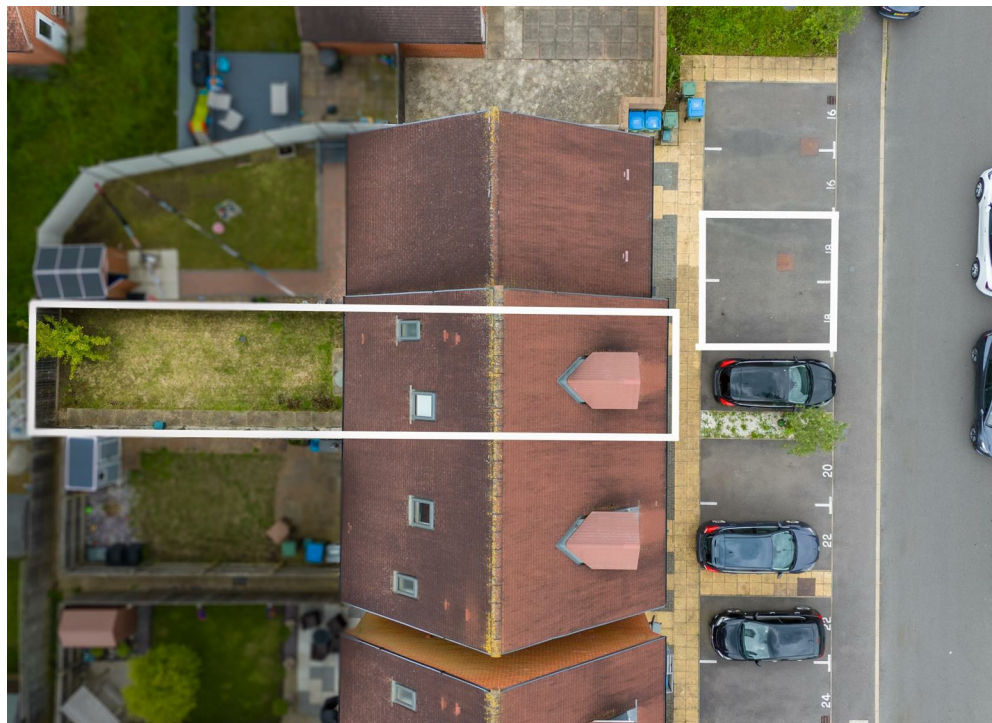
All main services available

Entrance Hall

Enter through the front door into the hallway with stairs rising to the first floor and doors to the kitchen, cloakroom and living room. Under stairs cupboard.



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.



Kitchen

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

Living Room

Living room consists of French doors leading out to the rear garden, tiled flooring, spotlights to ceiling, radiator and space for a sofa set and other furniture.

Cloakroom

Cloakroom comprises a pedestal hand wash basin, low level wc, half height tiling to walls, tiled flooring and spotlights to ceiling.

First Floor

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

Bedroom

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

Bedroom

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

Bathroom

Bathroom is fully tiled and consists of a low level wc, pedestal hand wash basin, bathtub with shower and screen, heated towel rail and spotlights to ceiling.

Second Floor

Stairs rise to the master bedroom.

Master Bedroom & En Suite

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

Rear Garden

Paved patio area with grass laid to the remainder, all fully enclosed with timber fencing.

Parking

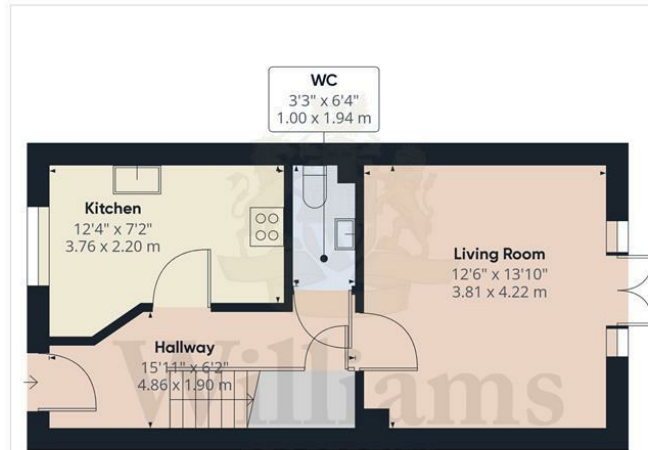
Two allocated spaces to the front of the property.

Buyer Notes

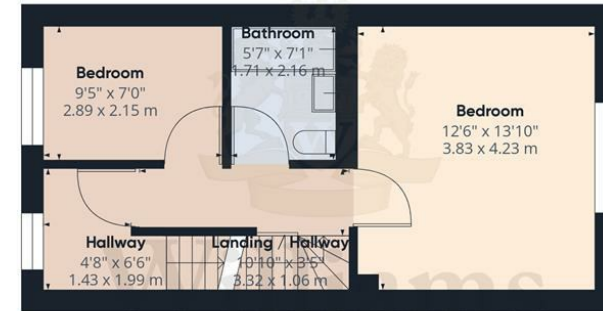
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		80	
(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	

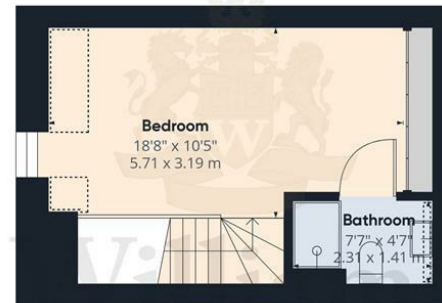
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1010.53 ft²
93.88 m²

Reduced headroom
16.38 ft²
1.52 m²

(1) Excluding balconies and terraces

(2) 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.