# hillyards.





Hillyards are pleased to offer this extremely well presented four bedroom family home situated in the popular development of Berryfields that is located just a short walk from Aylesbury Vale Parkway railway station. The accommodation consists of entrance hall, cloakroom, lounge, kitchen/diner and utility to the ground floor. The second floor offers master bedroom with en-suite, three further bedrooms and bathroom. Other benefits include garage with driveway parking and enclosed rear garden. A viewing comes highly recommended. The property is offered to the market with no onward chain.

### £334,950 Freehold

## Oxpen, Aylesbury, Buckinghamshire. HP18 0FN

#### **Ground Floor**

#### **Entrance Hall:**

Enter via UPVC double glazed front door, UPVC double glazed window to front aspect, radiator, stairs rising to first floor with under stair storage cupboard, tiled flooring, doors to cloakroom, lounge and kitchen/diner.

#### **Guest Cloakroom:**

A two piece white suite consisting of low-level w/c and wash hand basin, tiling to water sensitive areas, tiled flooring, extractor fan, UPVC double glazed window to front aspect.

#### Lounge:

19'9 x 11'2 (6.02m x 3.40m)

UPVC double glazed bay window to front aspect, two radiators, telephone and television points, UPVC double glazed window French doors to rear garden.

#### **Kitchen/Diner:**

19'9 x 11'7 (6.02m x 3.53m)

A range of wall and base level units with roll top work surfaces and splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated double electric oven and four ring hob with cooker hood over, built-in dishwasher and fridge/freezer, tiled flooring, radiator, UPVC double glazed window to front & rear aspect, opening to utility.

#### **Utility Room:**

A range of wall and base level units with roll top work surfaces and splashbacks, inset sink and drainer unit with mixer tap, built-in washing machine, tiled flooring, radiator, door to rear aspect.

#### First Floor

#### Landing:

Stairs rising from ground floor, access to loft via ceiling inset hatch, access to airing cupboard, radiator, doors to all first floor accommodation.

#### Bedroom 1:

 $11'10 \times 11'5$  (3.61m x 3.48m) UPVC double glazed window to rear aspect, radiator, telephone and television points, door to en-suite.

#### **En-suite:**

A three piece white suite consisting of shower cubicle, low-level w/c and pedestal wash hand basin with mixer tap, heated towel rail, tiling to water sensitive areas, ceiling inset down lighting, extractor fan, UPVC double glazed window to rear aspect.

#### **Bedroom 2:**

 $11'8 \times 9'8$  (3.56m x 2.95m) UPVC double glazed window to rear aspect, radiator.

#### **Bedroom 3:**

 $9'10 \times 8'1$  (3m x 2.46m) UPVC double glazed window to front aspect, radiator.

#### **Bedroom 4:**

 $10' \times 7'9 (3.05m \times 2.36m)$ UPVC double glazed window to front aspect, radiator.

#### **Bathroom:**

A three piece white suite consisting of panel bath with independent shower over and glass screen, low-level w/c and pedestal wash hand basin with mixer tap, tiling to water sensitive areas, radiator, UPVC double glazed window to front aspect.





#### **Exterior**

#### **Front Garden:**

A small lawned area with shrubs and pathway to front door.

#### **Rear Garden:**

A sunny aspect rear garden fully enclosed with gated access to driveway and offering a good degree of privacy, laid mainly to lawn with initial patio area and well stocked plant and flowerbeds.

#### Garage:

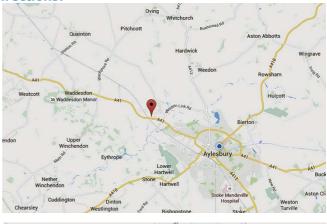
A single brick built garage with pitched roof, eaves storage, up & over door, power & light located to the rear of the property.

#### **Parking:**

There is driveway parking to the rear of the property and front of the garage for one vehicle.

#### **Property Info**

#### **Directions:**

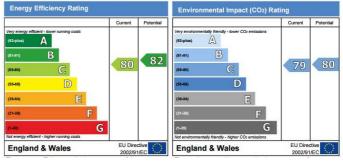




#### **Council Tax Band:**

**E** (approximately £1860.00 per annum based on 2 adults residing at the property)

#### **Energy Performance Graph:**







# **Property Misdescription Act 1991:** For clarification, we wish to inform prospective 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 should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

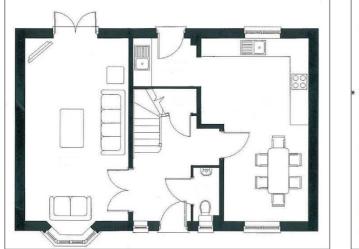
Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

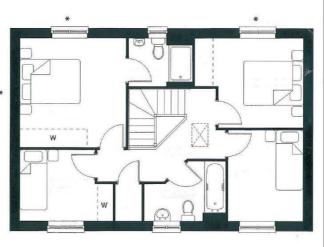
**Deposit:** Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Floor plan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floor plans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.

# Oxpen, Aylesbury, Buckinghamshire. HP18 0FN







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