

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 x 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 x 9'8 (3.56m x 2.95m)

UPVC double glazed window to rear aspect, radiator.

Bedroom 3:

9'10 x 8'1 (3m x 2.46m)

UPVC double glazed window to front aspect, radiator.

Bedroom 4:

10' x 7'9 (3.05m x 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.



