

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 for two vehicles and enclosed rear garden. A viewing comes highly recommended.

£339,950 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, wood 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, heated towel rail, 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 tiled splashbacks, inset 1½ bowl sink and drainer unit with mixer tap, integrated double electric oven and four ring hob with cooker hood over, space and plumbing for dish washer, space for upright 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 tiled splashbacks, inset sink and drainer unit with mixer tap, space and plumbing for washing machine, ceiling inset down lighting, 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, built-in wardrobe providing a range of hanging and shelved storage space, 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, fully tiled walls, ceiling inset down lighting, extractor fan, tiled flooring, 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, telephone and television points.

Bedroom 3:

9'10 x 8'1 (3m x 2.46m)
UPVC double glazed window to rear aspect, radiator, telephone and television points.

Bedroom 4:

10' x 7'9 (3.05m x 2.36m)
UPVC double glazed window to rear aspect, radiator, telephone and television points.

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, heated towel rail, fully tiled walls, ceiling inset down lighting, tiled flooring, UPVC double glazed window to front aspect.



Exterior

Front Garden:

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

Rear Garden:

A sunny aspect rear garden fully enclosed with gated access to driveway and courtesy door to garage, laid mainly to lawn with initial patio area, raised sleeper flower & vegetable beds and chipped bark area.

Garage:

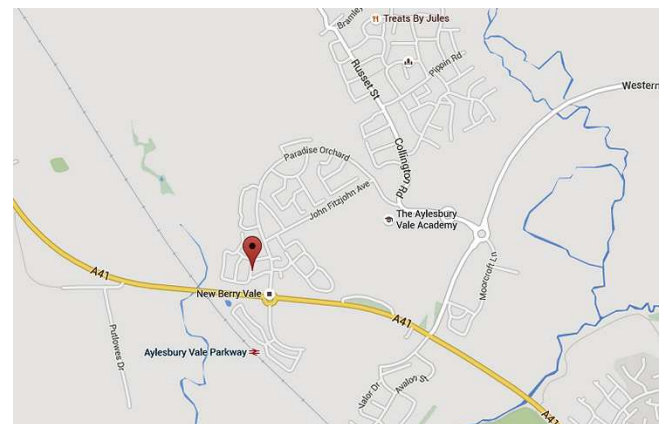
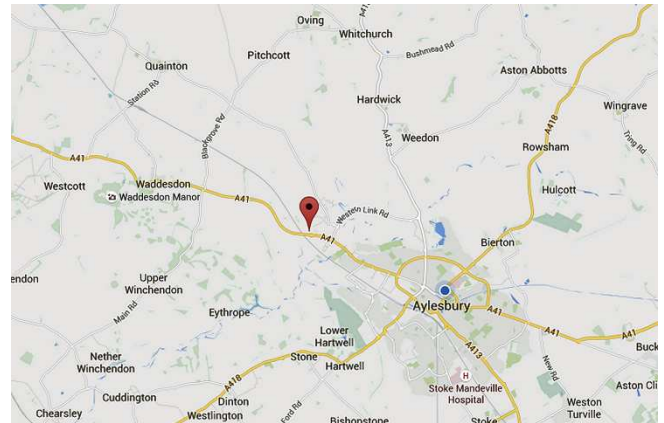
A single brick built garage with pitched roof, eaves storage, up & over door, power & light located to the side of the property.

Parking:

There is driveway parking to the side of the property and front of the garage for two vehicles.

Property Info

Directions:



Council Tax Band:

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

Energy Performance Graph:

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-plus) A			Very environmentally friendly - lower CO ₂ emissions (92-plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	79	80
(55-68) D			(55-68) D		
(35-54) E			(35-54) E		
(21-34) F			(21-34) 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	

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.

