

hillyards.



An extremely well presented four bedroom town house situated in the popular modern development of Berryfields that is located just a short walk from Aylesbury Vale Parkway railway station. The versatile accommodation consists of entrance hall, cloakroom and kitchen/diner to the ground floor. The second floor offers lounge, study, bedroom and bathroom and the top floor consists of master bedroom with en-suite, two further bedrooms and shower room. Other benefits include covered driveway parking, garage, enclosed rear garden and no upper chain.

£319,950 Freehold

The Warren, Aylesbury, Buckinghamshire. HP18 0FL

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Ground Floor

Entrance Hall:

Enter via UPVC double glazed front door, stairs rising to first floor, tiled flooring, doors to all cloakroom 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, extractor fan, radiator.

Kitchen/Diner:

20'1 (max) x 15'10 (max) (6.12m x 4.83m)

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 gas hob with cooker hood over, built-in fridge/freezer, dishwasher and washing machine, wall mounted central heating boiler, two radiators, tiled flooring, telephone and television points, UPVC double glazed windows to front and rear aspect, UPVC double glazed French doors to rear garden.

First Floor

Landing:

Stairs rising from ground floor, UPVC double glazed window to rear aspect, radiator, built-in storage cupboard, stairs rising to second floor, doors to all first floor accommodation.

Lounge:

19'6 x 9'7 (5.94m x 2.92m)

UPVC double glazed windows to front and rear aspect, two radiators, telephone and television points.

Study:

6'8 x 6'8 (2.03m x 2.03m)

UPVC double glazed window to front aspect, radiator.

Bedroom 2:

12'9 x 9'1 (3.89m x 2.77m)

UPVC double glazed window to front aspect, radiator.

Bathroom:

A three piece white suite consisting of panel bath, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, extractor fan, radiator, UPVC double glazed window to rear aspect.

Third Floor

Landing:

Stairs rising from first floor, UPVC double glazed window to rear aspect, radiator, access to loft via ceiling inset hatch, airing cupboard, doors to all second floor accommodation.

Bedroom 1:

13'4 x 9'10 (4.06m x 3m)

UPVC double glazed window to rear aspect, radiator, telephone and television points, door to en-suite.

En-suite:

A four piece white suite consisting of panel bath, shower cubicle, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, extractor fan, radiator, UPVC double glazed window to front aspect.

Bedroom 3:

10'1 x 9'1 (3.07m x 2.77m)

UPVC double glazed window to front aspect, radiator.

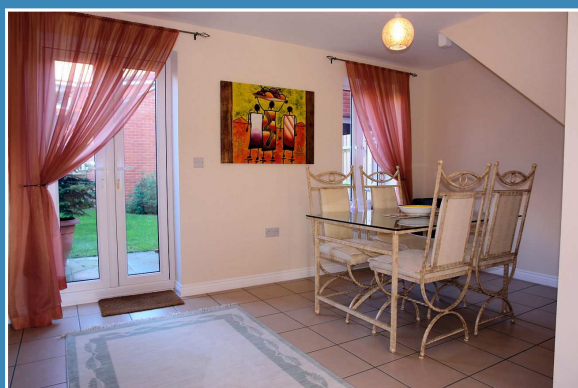
Bedroom 4:

9'5 x 9'1 (2.87m x 2.77m)

UPVC double glazed window to rear aspect, radiator.

Shower Room:

A three piece white suite consisting of shower cubicle, low-level w/c and pedestal wash hand basin, tiling to water sensitive areas, extractor fan, radiator, UPVC double glazed window to front aspect.



Exterior

Front Garden:

A small lawned area with metal fence and pathway to front door.

Rear Garden:

Fully enclosed and laid to lawn with initial patio area and pathway leading to side access and courtesy door to garage.

Garage:

There is a single brick built garage with pitched roof accessed via up & over door, power & light and courtesy door to rear garden.

Parking:

There is a covered driveway to the side of the property and leading to the garage with space for two vehicles.

Property Info

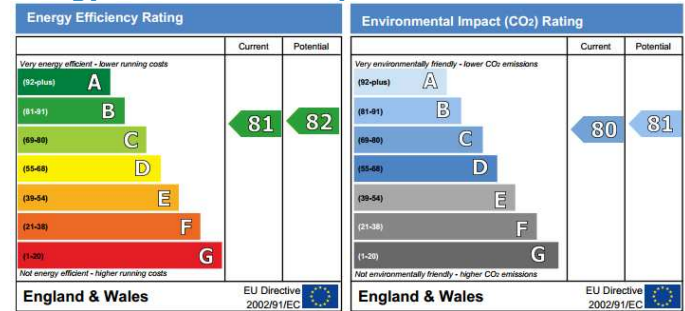
Directions:



Council Tax Band:

E (approximately £1859.07 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.

Floorplan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floorplans, 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.



