



GLENTON GREEN, BERRYFIELDS, AYLESBURY

PRICE £400,000

FREEHOLD

A well presented three bedroom end-of-terrace home situated in the popular Berryfields development and arranged over three floors. The property is in excellent order throughout and features a modern open-plan kitchen/diner and living area, along with a convenient downstairs WC. The first floor offers two bedrooms and a family bathroom, while the top floor is dedicated to the master suite. Outside, the home benefits from a private garden and allocated parking.



GLENTON GREEN

- POPULAR BERRYFIELDS DEVELOPMENT • THREE BEDROOM END OF TERRACE HOUSE • WELL PRESENTED THROUGHOUT • TWO ALLOCATED PARKING SPACES • TOP FLOOR MASTER BEDROOM SUITE • SET OVER THREE FLOORS • OPEN PLAN KITCHEN / LIVING / DINING ROOM • CLOSE TO SCHOOLS • DOWNSTAIRS WC • OVERLOOKS FIELDS



LOCATION

Berryfields is a modern development situated on the northern outskirts of Aylesbury surrounded by open countryside. The development benefits from good transport links by road towards Bicester/M40 and back to the town centre. The development is home to Aylesbury Parkway Station which offers mainline services into London Marylebone in just under an hour. There is a parade of shops and a Miller and Carter restaurant on the development as well as a secondary school and two primary schools.

ACCOMMODATION

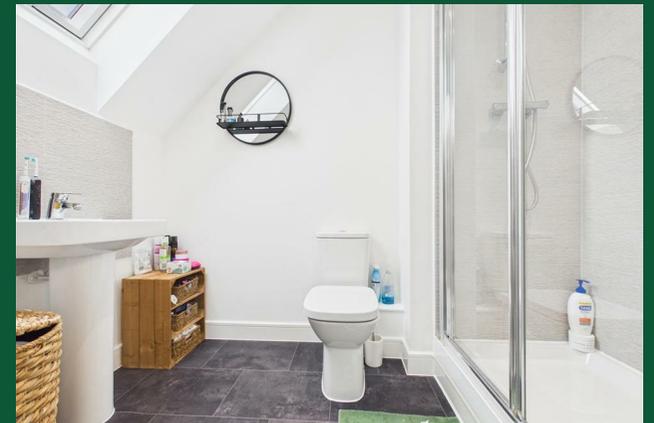
The accommodation begins with an entrance hall featuring stairs rising to the upper floors and a useful storage cupboard. To the rear of the property is a modern open-plan kitchen, dining and living area designed for contemporary living. The kitchen is fitted with a range of units and includes an inset gas hob with oven, along with integrated appliances including a fridge, washing machine and dishwasher. The living area provides ample space for both seating and dining furniture and benefits from built-in storage units, with doors opening directly onto the rear garden. A convenient downstairs WC completes the ground floor.

On the first floor there are two bedrooms and a family bathroom. Bedroom two benefits from built-in wardrobes, providing useful storage space.

The top floor is dedicated to the master bedroom suite, which enjoys the privacy of its own floor and features an en-suite shower room.

Outside, the property benefits from an enclosed South facing garden laid to patio and lawn, with a garden shed providing additional storage. To the front of the property there are two allocated parking spaces.

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ADDITIONAL INFORMATION

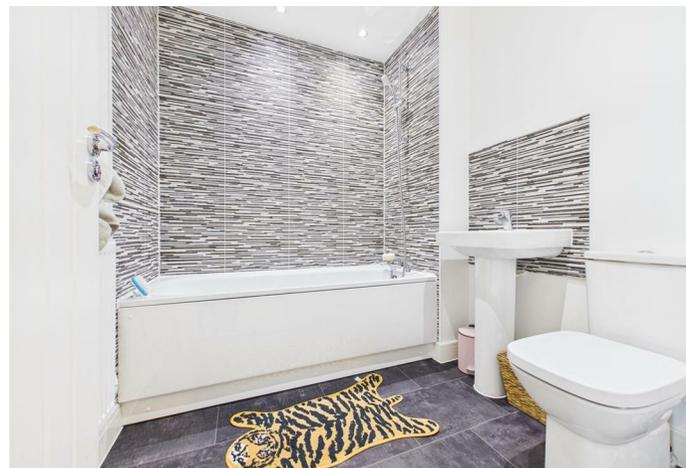
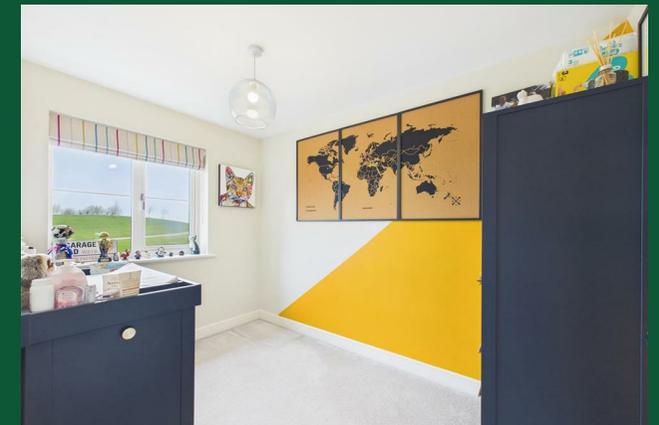
Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1130.22 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	91
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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