



NOBLE CRESCENT, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £440,000
FREEHOLD

Spacious four bedroom terraced home set over three floors in the popular Berryfields development. The property offers versatile living space with a utility room, cloakroom, and office/bedroom with doors opening out to garden. The first floor features a bright living room and a modern kitchen/diner, while the second floor boasts three bedrooms, including a master with en suite, plus a family bathroom. Outside, the home benefits from a private garden, garage and two car driveway.



NOBLE CRESCENT

- BERRYFIELDS • FOUR BEDROOM TERRACED HOME • SET OVER THREE FLOORS • VERSATILE LAYOUT WITH FLEXIBLE LIVING SPACE • GARAGE & TWO CAR DRIVEWAY • FIRST FLOOR LIVING ROOM • MAIN BEDROOM WITH EN SUITE • FULLY ENCLOSED REAR GARDEN • UTILITY AND CLOAKROOM



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

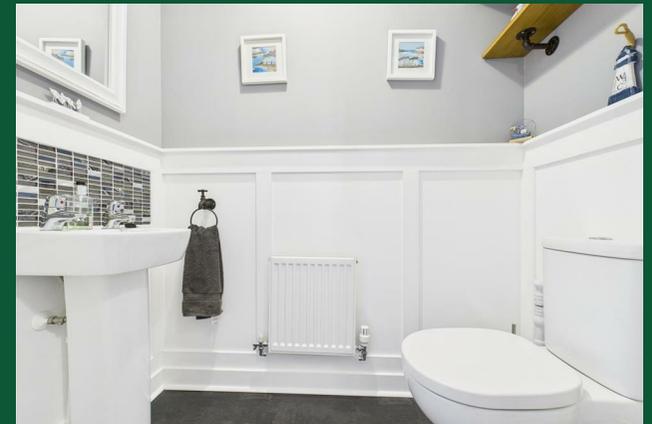
On the ground floor, the entrance hall provides access to the integral garage and a convenient cloakroom. A utility room offers space and plumbing for a washing machine and tumble dryer, with a door leading directly to the garden. There is also a flexible office/bedroom with double doors opening onto the rear garden.

The first floor is designed for family living, featuring a bright and airy living room with doors opening to a Juliet balcony. The modern kitchen/diner is well-equipped with an inset gas hob, splashback and cooker hood, integrated oven and grill, and space for a dishwasher and fridge. With two sets of double doors leading to Juliet balconies, this room enjoys excellent natural light and has ample space for a large dining table.

On the second floor, there are three bedrooms. The main bedroom benefits from built-in wardrobes and an en suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property boasts a fully enclosed rear garden with a mix of patio, lawn, gravel, decking area, built-in planters, along with rear gate access. To the front, there is driveway parking in addition to the garage.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

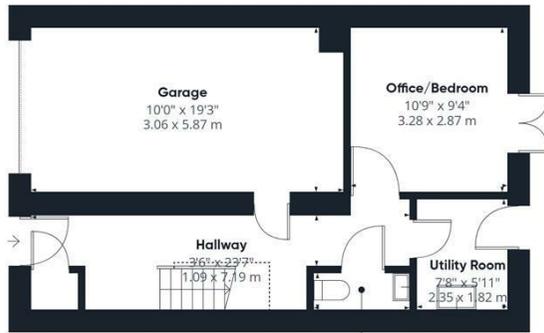
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1464.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1464 ft²
 136.1 m²

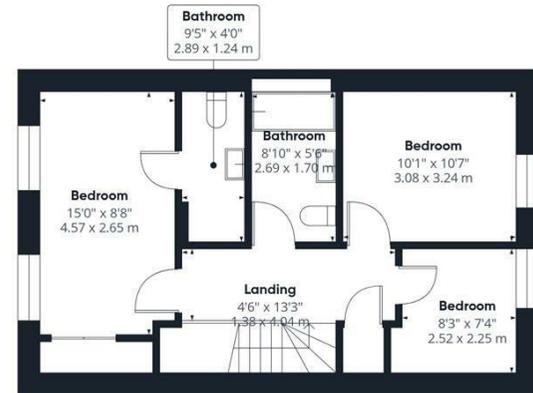
Reduced headroom
 17 ft²
 1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 2



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