



KEEPSAKE WAY, BERRYFIELDS, AYLESBURY

**£385,000
FREEHOLD**

A very well presented THREE BED LINK DETACHED home situated in a quiet corner of this Cul-De-Sac on the edge of the popular BERRYFIELDS estate. The property benefits from: GARAGE AND DRIVEWAY TO THE SIDE - Side access into the garden - Fully integrated kitchen/diner



KEEPSAKE WAY

- BERRYFIELDS • LINK DETACHED • THREE BEDROOMS • GARAGE AND DRIVEWAY TO THE SIDE • WALKING DISTANCE TO AYLESBURY PARKWAY STATION • CUL DE SAC LOCATION • EN SUITE, MAIN BATHROOM AND WC • FULLY INTEGRATED KITCHEN • LARGER THAN AVERAGE GARDEN • REMAINING NHBC GUARANTEE



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, Berryfields C Of E Primary and Green Ridge Primary Academy.

ACCOMMODATION

As you enter the home, you are welcomed into a bright and airy living room. The large window allows natural light to flood the space, creating a warm and inviting atmosphere. The cloakroom is conveniently located, providing additional storage and a handy WC for guests.

To the rear of the property is the kitchen/diner, perfect for family meals and entertaining. The kitchen is equipped with modern appliances and plenty of cupboard space, while the dining area offers ample room for a family-sized table. French doors open onto the garden.

Upstairs, you'll find three bedrooms. The master

bedroom is a generous size and benefits from its own en-suite bathroom, complete with a shower, washbasin and WC. The other two bedrooms are equally comfortable and ideal for children, guests, or use as a home office.

The family bathroom is located on the first floor, featuring a modern suite with a bath, shower overhead, washbasin and WC.

Externally, the property boasts a well maintained garden, with side access path and secure gate. The garage offers valuable additional storage space with power, lighting and a door to the garden. The driveway provides off-road parking for multiple vehicles.

AGENTS NOTE

The property has a clause in the deeds that only an owner occupier can reside in the property. Service charge TBC.

KEEPSAKE WAY





Approximate total area⁽¹⁾
963.9 ft²
89.55 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus)	A		
(81-91)	B		83
(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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

