



## BRAMLEY ROAD, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £405,000

FREEHOLD

This three bedroom semi-detached town house, situated in the popular Berryfields development, is offered to the market with no upper chain. The ground floor features a modern kitchen, convenient cloakroom and a spacious living room with access to the rear garden. On the first floor, you'll find two bedrooms and a family bathroom. The top floor is dedicated to the master bedroom complete with its own shower room. Outside, the property benefits from an enclosed rear garden and driveway parking.





## BRAMLEY ROAD

- BERRYFIELDS • THREE BEDROOM SEMI-DETACHED TOWN HOUSE • NO UPPER CHAIN • DRIVEWAY PARKING FOR TWO CARS • TOP FLOOR MASTER BEDROOM • ENCLOSED REAR GARDEN • WALKING DISTANCE TO SCHOOLS • DOWNSTAIRS 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

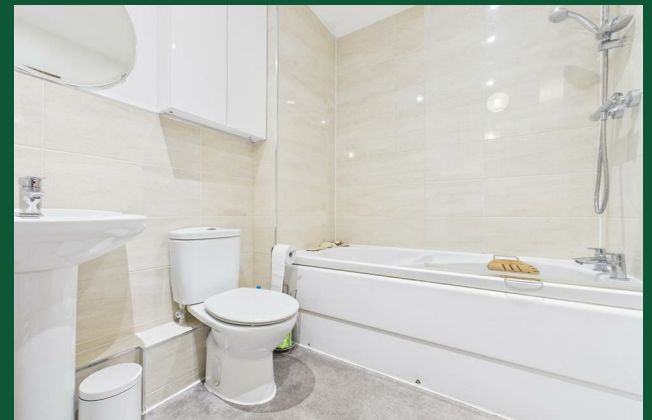
Upon entering, the entrance hall gives access to the principal ground-floor rooms and features stairs to the first floor, a useful storage cupboard and a convenient cloakroom. The kitchen is well-appointed, offering space for a cooker, fridge, dishwasher and washing machine, along with room for a small dining set. To the rear, the living room provides a bright and welcoming space, benefitting from double doors that open directly onto the garden.

The first floor comprises two double bedrooms along with the family bathroom, fitted with a white suite.

The top floor is dedicated to the master bedroom, complete with built-in wardrobes and a shower room, which also includes its own storage cupboard.

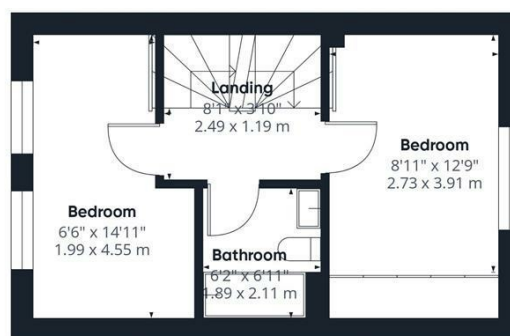
Outside, the property enjoys an enclosed rear garden, featuring a patio area, lawn, garden shed and side gate access. To the side, there is driveway parking for two cars, adding to the convenience this home offers.

## BRAMLEY ROAD





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
879 ft<sup>2</sup>  
81.7 m<sup>2</sup>

Reduced headroom  
11 ft<sup>2</sup>  
1 m<sup>2</sup>



Floor 2

(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



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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