

HERMAN STREET, BERRYFIELDS, AYLESBURY

OFFERS IN EXCESS OF £400,000
FREEHOLD

A well presented three bedroom end-of-terrace home arranged over three floors in the popular Berryfields development, close to local schools and amenities. The ground floor offers a kitchen/diner, spacious living room and cloakroom. The first floor features two bedrooms and a family bathroom, while the top floor boasts a master bedroom with en suite. Outside, the property benefits from a low-maintenance garden and three allocated parking spaces.



HERMAN STREET

- POPULAR BERRYFIELDS DEVELOPMENT • THREE BEDROOM END-OF-TERRACE HOUSE • SET OVER THREE FLOORS • MODERN KITCHEN/DINER • CLOSE TO SCHOOLS AND AMENITIES • LOW MAINTENANCE GARDEN • THREE ALLOCATED PARKING SPACES • TOP FLOOR DEDICATED TO MASTER BEDROOM



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

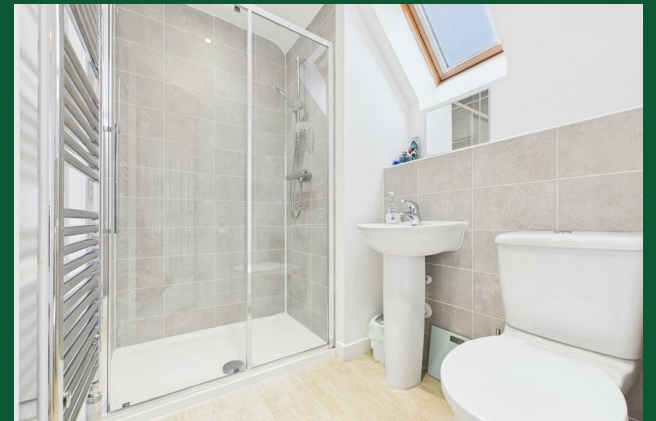
Upon entering, you are welcomed into an entrance hall featuring a cloakroom, useful under-stairs storage cupboard and stairs leading to the first floor. The modern kitchen/diner is well equipped with integrated appliances including a fridge/freezer, washing machine, dishwasher, oven and grill, inset gas hob and cooker hood, along with space for a dining table. To the rear, the living room provides a comfortable space for relaxation and benefits from double doors opening onto the garden.

The first-floor landing leads to two well proportioned bedrooms and a contemporary family bathroom, as well as airing cupboards offering practical storage.

The top floor is dedicated entirely to the generous master bedroom, complete with built-in wardrobes, en suite shower room, eaves storage and loft access.

Outside, the enclosed rear garden is designed for low maintenance and features a patio area, pergola, garden shed and artificial lawn. The property further benefits from three allocated parking spaces located to the side.

HERMAN STREET





HERMAN STREET

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

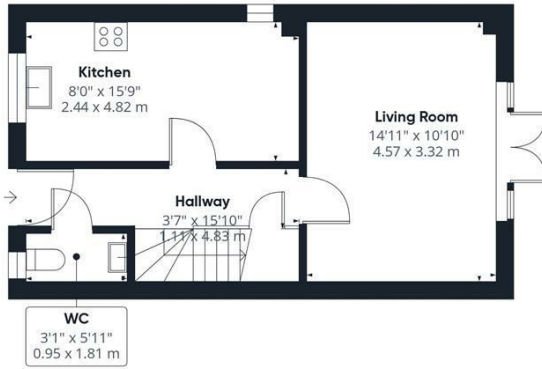
Council Tax – Band D

Viewings – By Appointment Only

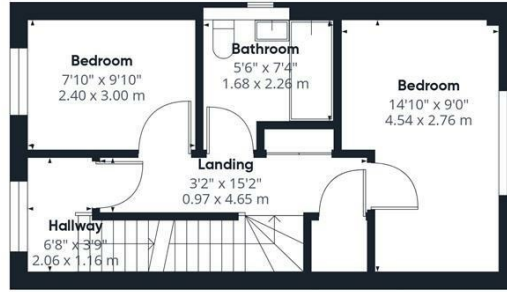
Floor Area – 1005.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1



Floor 2

Approximate total area⁹⁹
 1005 ft²
 93.4 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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

