



QUINDELL CLOSE, BERRYFIELDS, AYLESBURY

£535,000
FREEHOLD

A stunning FOUR BED DETACHED family home situated within walking distance of AYLESBURY PARKWAY STATION on the popular Berryfields Estate. Benefits include: GARAGE AND DRIVEWAY FOR SEVERAL CARS - Kitchen with integrated appliances - SOUTH FACING REAR GARDEN



QUINDELL CLOSE

• BERRYFIELDS • FULLY DETACHED FAMILY HOME • FOUR BEDROOMS • CUL DE SAC LOCATION • GARAGE AND DRIVEWAY FOR SEVERAL CARS • SOUTH FACING REAR GARDEN • OPEN PLAN FAMILY KITCHEN • EN SUITE TO MASTER BEDROOM • SEPARATE UTILITY ROOM • KITCHEN WITH INTEGRATED APPLIANCES



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 primary school - Green Ridge Primary & Aylesbury Vale Academy.

ACCOMMODATION

Situated in a popular residential location, this well presented four bedroom detached home offers generous and versatile living space, ideal for modern family life.

Upon entering the property, you are welcomed by a spacious entrance hall providing access to all ground floor rooms and a convenient cloakroom. The dual aspect living room is flooded with natural light and offers a comfortable space for relaxation and entertaining. The impressive kitchen/diner is the heart of the home, featuring an excellent range of wall and base units, integrated fridge/freezer, double oven, five-ring gas hob, dishwasher, pull-out larder unit and ample space for family dining. A utility room is located off the kitchen, complete with an integrated

washer/dryer, and offers additional storage and functionality.

Upstairs, the property boasts four well proportioned bedrooms, with the master bedroom benefiting from an en suite shower room. A stylish family bathroom serves the remaining bedrooms.

Outside, the property features a delightful wrap-around front garden, while the south-facing rear garden offers a perfect space for outdoor living with a combination of patio and lawned areas. A courtesy door provides access to the garage, which is equipped with light and power, and includes a convenient power point in the garden for added practicality. To the rear, there is driveway parking providing off-road space for multiple vehicles.

This superb home offers a fantastic blend of indoor comfort and outdoor space, ideal for growing families or those seeking a well-appointed, detached property in a popular location.

NOTES

Service Charge £165 p/a

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ADDITIONAL INFORMATION

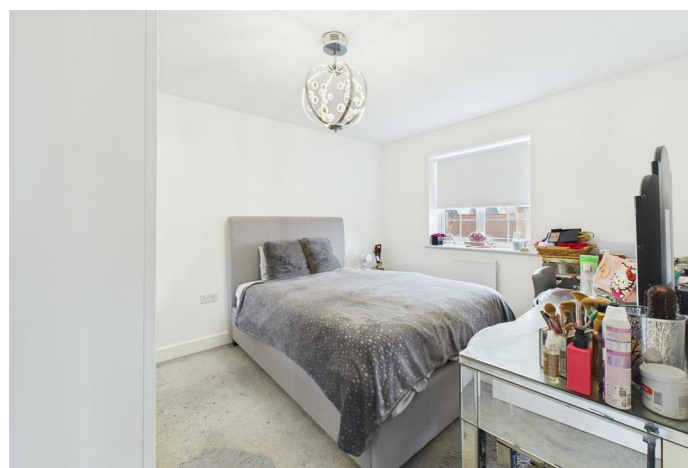
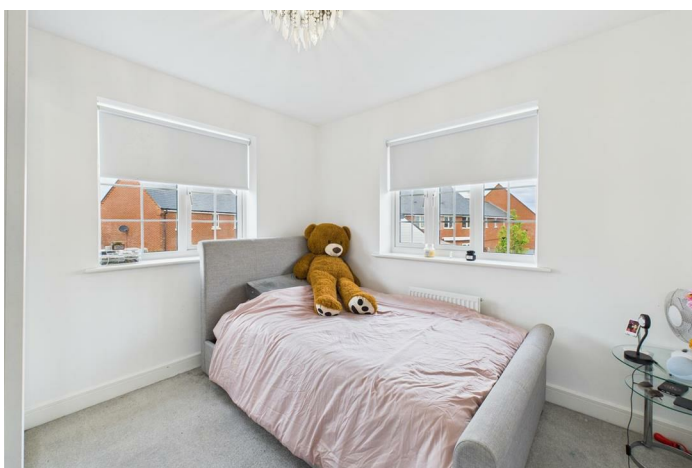
Local Authority – Buckinghamshire

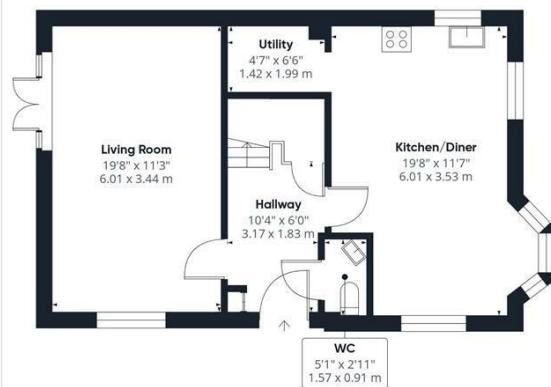
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1324.00 sq ft

Tenure – Freehold





Approximate total area⁽ⁿ⁾

1324 ft²

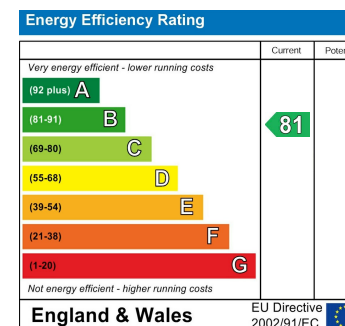
123 m²

(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.

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