



BEELEY STREET, BERRYFIELDS, AYLESBURY

OFFERS OVER £599,950
FREEHOLD

A very well presented five double bedroom, double fronted detached family home situated in a quiet position within walking distance of Aylesbury Parkway Station on the ever popular Berryfields.



BEELEY STREET

- BERRYFIELDS DEVELOPMENT, AYLESBURY • FIVE DOUBLE BEDROOM DETACHED HOME • THREE BATHROOMS, FOUR TOILETS • THREE RECEPTION ROOMS • DOUBLE GARAGE, PARTIALLY CONVERTED TO CREATE GARDEN ROOM/OFFICE • FOUR PARKING SPACES • SECLUDED, SOUTH EAST FACING REAR GARDEN • WALKING DISTANCE TO AYLESBURY PARKWAY STATION • CLOSE TO LOCAL SHOPPING PARADE AND DOCTORS • ACCESS TO A NUMBER OF LOCAL SCHOOLS



LOCATION

Berryfields is a modern residential development on the north-western edge of Aylesbury. Known for its family-friendly layout, it features a mix of contemporary housing, green open spaces and local amenities including schools, shops and a community centre. The development benefits from good transport links by road towards Bicester and the M40, as well as back to the town centre. It is also home to Aylesbury Vale Parkway railway station, which offers mainline services into London Marylebone in just under an hour, making it a convenient choice for commuters while still offering a quieter, suburban atmosphere.

ACCOMMODATION

An exceptional five double bedroom double-fronted detached family home, beautifully positioned on the edge of the highly sought-after Berryfields development, enjoying attractive open views across green space and mature trees to the front.

Offering spacious and versatile accommodation arranged over three floors, this impressive home has been thoughtfully improved by the current owners to create a bright, open-plan feel, making it ideal for modern family living.

The accommodation begins with a welcoming and spacious reception hallway, leading to a useful

study/playroom and a downstairs cloakroom. The contemporary fitted kitchen is equipped with a comprehensive range of cabinets and integrated appliances including a fridge/freezer, dishwasher, double oven, gas hob, cooker hood and central heating boiler. To the rear of the property is a generous living room and a separate dining room, both with French doors opening onto the rear garden. The current owners have removed the partition wall between these rooms to create a superb open-plan living and entertaining space filled with natural light.

On the first floor, the spacious principal bedroom benefits from a walk-in wardrobe and a stylish en-suite shower room. There are two further generous double bedrooms, one of which also enjoys an en-suite shower room, together with the modern family bathroom.

The second floor provides two particularly large double bedrooms, both featuring recessed areas ideal for fitted wardrobes or, subject to any necessary consents, the creation of additional en-suite facilities.

Outside, the property enjoys a secluded south-easterly facing rear garden, enclosed by a combination of walling and fencing with gated rear access. The garden has been attractively landscaped to include two paved patio seating areas, a gravelled section, lawn and well-stocked flower and shrub

borders, providing an ideal space for relaxing and entertaining.

The double garage has been partially converted to create a fully insulated room, perfectly suited as a home office, gym or garden room, whilst the front section retains its twin up-and-over doors and offers excellent storage. Parking is plentiful, with two spaces directly in front of the garage and a further two block-paved parking spaces to the side of the property.

Situated in a desirable position overlooking open green space, this substantial family home combines generous accommodation, flexible living space and excellent parking, making it a rare opportunity within the popular Berryfields development.

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ADDITIONAL INFORMATION

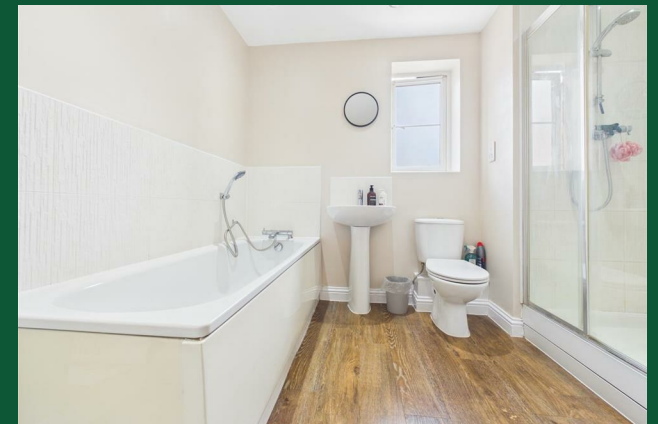
Local Authority – Buckinghamshire

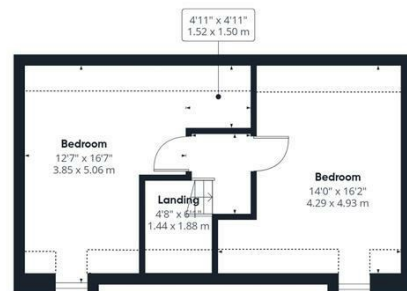
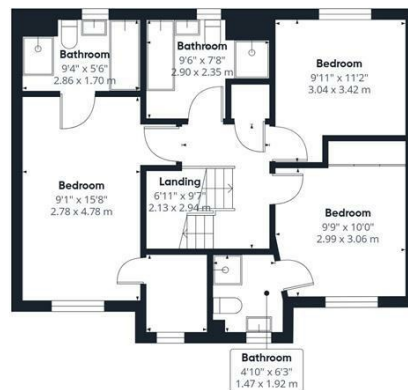
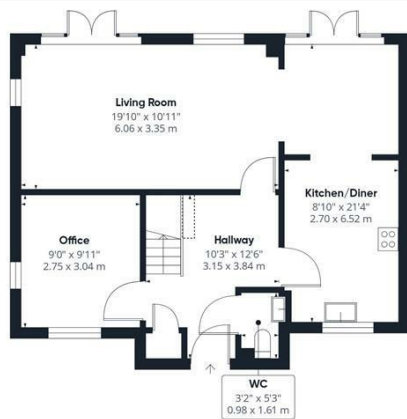
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1958.00 sq ft

Tenure – Freehold





Approximate total area ⁽ⁿ⁾
1959 ft ²
182.2 m ²
Reduced headroom
88 ft ²
8.2 m 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
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

George David & Co
46 High Street
Aylesbury
HP20 1SE

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

