



ELDERBERRY ROAD, BERRYFIELDS, AYLESBURY

PRICE £330,000

FREEHOLD

A well presented two bedroom end-of-terrace home located in the popular Berryfields development, ideally situated close to local schools and amenities. The property offers a modern kitchen, spacious living room and a convenient cloakroom. Upstairs are two double bedrooms and a family bathroom. Outside features include a landscaped garden and the benefit of allocated parking.



ELDERBERRY ROAD

• POPULAR BERRYFIELDS DEVELOPMENT • TWO
BEDROOM END OF TERRACE HOUSE • DOWNSTAIRS
CLOAKROOM • SPACIOUS LIVING
ROOM • ALLOCATED PARKING • LANDSCAPED REAR
GARDEN • TWO DOUBLE BEDROOMS • CLOSE TO
LOCAL SCHOOLS AND AMENITIES



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

The accommodation begins with an entrance hall providing stairs to the first floor and a useful storage cupboard. To the front of the property is a fitted kitchen featuring an inset gas hob, oven, splashback and cooker hood, offering a practical cooking space. A downstairs cloakroom adds convenience to the ground floor.

To the rear, the spacious living room provides a comfortable area for relaxation and dining, with a door opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

On the first floor, the landing offers access to the loft and an airing cupboard. There are two double bedrooms, both providing ample space for bedroom

furniture. The family bathroom is fitted with a white suite, completing the first floor accommodation.

Externally, the landscaped rear garden is thoughtfully arranged with a patio area, a lawned section, gravelled area, garden shed and gated side access. To the front of the property is an allocated parking space, providing convenient off-road parking.

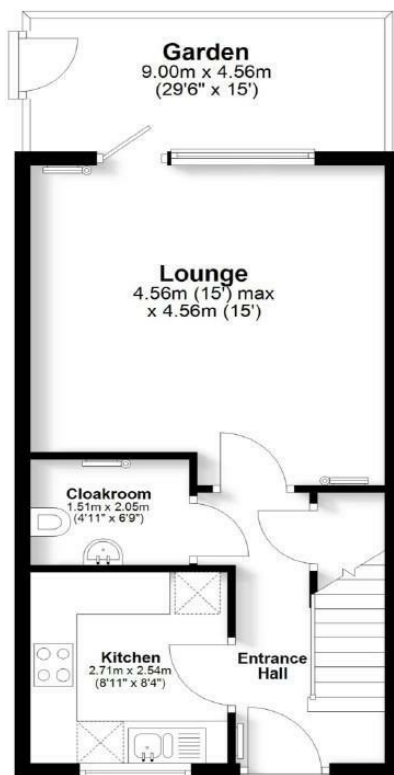
This appealing home is ideal for first-time buyers, professionals or investors seeking a property in a popular and well connected residential area.

ELDERBERRY ROAD



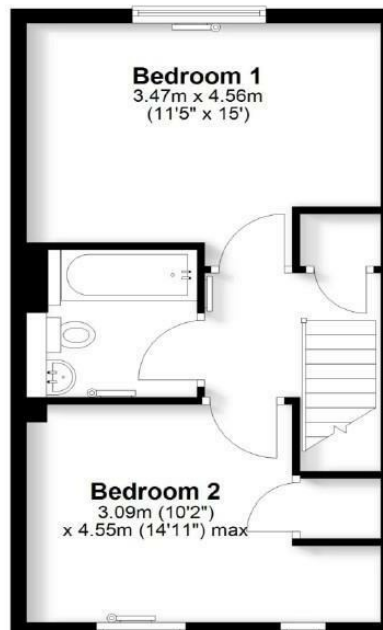
Ground Floor

Approx. 38.8 sq. metres (417.6 sq. feet)

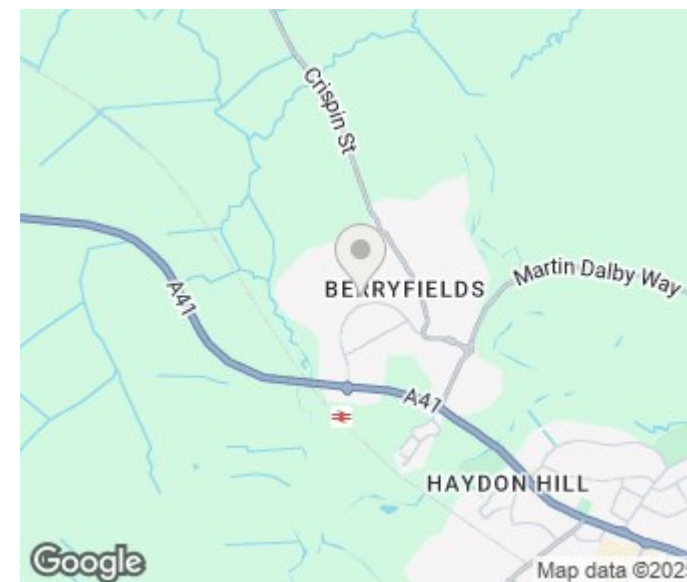


First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 77.7 sq. metres (836.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(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

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