

3 Bedroom Family Home

BERRYFIELD DEVELOPMENT

6 Braeburn Road
Aylesbury HP18 0HU



£400,000

TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Berryfields is a popular modern development situated on the outskirts of Aylesbury and is surrounded by open countryside just minutes from the Berryfields Walkway and a selection of play parks. The development is served by both primary schools and secondary schools, local amenities such as convenience stores, takeaways and restaurants.

THIS HOME FEATURES

FAMILY HOME
POPULAR BERRYFIELDS
DEVELOPMENT
THREE BEDROOMS
GARAGE & DRIVEWAY PARKING
CLOSE TO OPEN COUNTRYSIDE
SOUTH FACING LOW
MAINTENANCE GARDEN
KITCHEN/ DINER
NHBC WARRANTY

London bound trains are accessed via Aylesbury Vale Parkway station which connects to Marylebone in around an hour whilst country walks, parks and open spaces can be found quite literally on your doorstep.

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LIVING AREA

3

BEDROOMS

The bedroom accommodation is spread over the first and second floor, with two double rooms found on the first floor whilst the second floor accommodates the master bedroom suite, with built in wardrobes, and ensuite.

BATHROOMS

The family bathroom comprises panelled bath with shower over, low level w.c. wash hand basin with mixer taps, complementary tiling, heated towel rail. The ensuite comprises a low-level WC, wash hand basin, shower cubicle, heated towel rail, extractor fan. Guest cloakroom located on the ground floor.

KITCHEN

Double glazed window to front aspect. Range of base and eye level units with work surface over, integrated fridge/freezer, washing machine and dishwasher, four ring gas hob and electric oven with extractor over, one and a half bowl single drainer sink unit with mixer tap.

RECEPTION

The lounge is located to the rear of the property and benefits from having French style patio doors leading into the rear garden. Hardwood flooring.

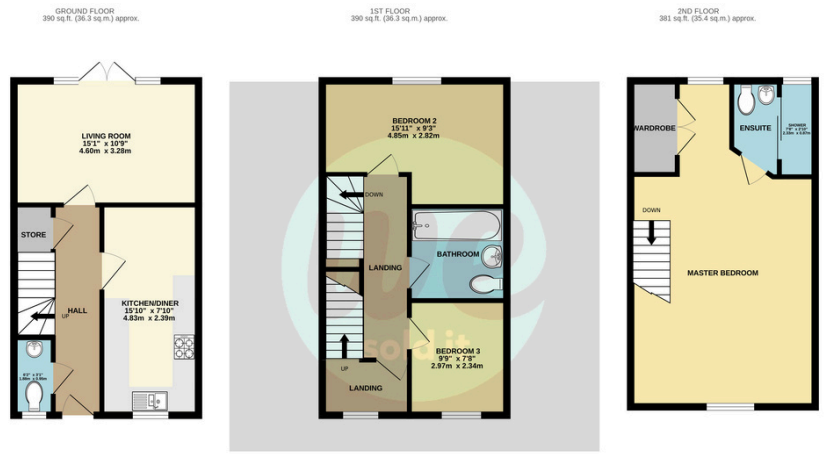


PROPERTY SUMMARY

We Sold It are pleased to present this three bedroom family home located on the popular, modern Berryfields development. Presented in excellent order throughout the property is a credit to the current owners who have kept the home in near show home condition. The accommodation comprises entrance hall with hardwood flooring, downstairs cloakroom, kitchen/diner, living room with hardwood flooring, three bedrooms, master bedrooms suite with built in wardrobes and ensuite shower room, family bathroom and guest cloakroom. Landscaped rear enclosed garden, garage and driveway parking.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



OUTSIDE

The rear garden is mainly laid to artificial lawn for ease of maintenance, raised planters, resin bound patio area, small decked area, enclosed by timber panel fencing, rear gate leading to garage.

PARKING

The property benefits from a garage with power & lighting, driveway, plus benefits from the use of additional visitor parking.

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

