

3 Bedroom Semi Detached Berryfields

9 Valor Drive, Aylesbury
Buckinghamshire HP18 0WL



£370,000

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LOCATION

Welcome to Berryfields, a thriving and sought-after area in Aylesbury. This vibrant community combines modern living with natural beauty, offering a diverse range of housing options. With a strong sense of community, residents enjoy amenities like a community center, local shops, and cafes. Abundant green spaces provide opportunities for

THIS HOME FEATURES

THREE BEDROOMS
SEMI DETACHED
EN-SUITE TO MASTER
REAR ENCLOSED GARDEN
GARAGE, & DRIVEWAY
NHBC WARRANTY REMAINING
LOUNGE/DINER
GUEST CLOAKROOM
MODERN KITCHEN/DINER
482 METRE WALK TO
LONDON BOUND TRAIN STATION

outdoor activities and relaxation. Excellent transport links and proximity to Aylesbury town centre ensure convenience. Families benefit from reputable schools and recreational facilities. Discover the charm of Berryfields by contacting us today!



PROPERTY SUMMARY

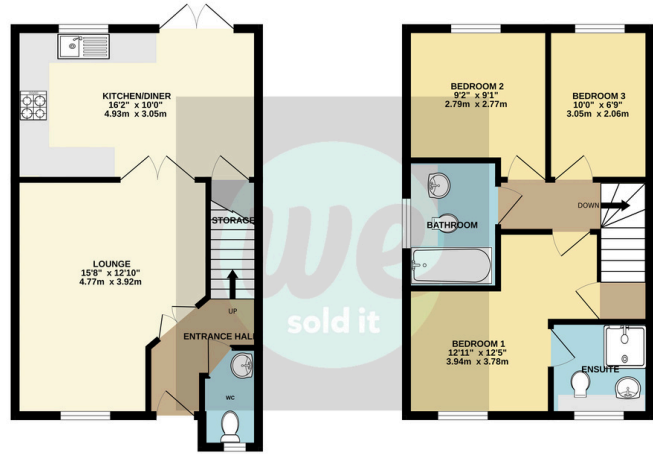
We Sold It are delighted to introduce this 3 bedroom semi detached family home located on the popular Berryfields development. This well presented home offers style, comfort, and functionality. Featuring a master bedroom with dressing area and ensuite shower room, and with two further bedrooms, catering for your family's needs. The modern fitted kitchen with integral appliances and dining table space providing ample space for family meal times. A guest cloakroom and spacious lounge complete the ground floor. Upstairs, the family bathroom, ensuite shower room and three bedrooms can be found. Outside, the garden boasts an enclosed and private retreat. With a garage and driveway to the side, parking is taken care of. This property offers the perfect combination of comfort, style, and practicality in a sought-after Berryfields location. Don't miss out—contact We Sold It to arrange a viewing and make this home yours!



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and are not intended to be used for any legal purposes or for construction purposes. The plan is for illustrative purposes only and should be used as a guide only. It is the prospective purchaser's responsibility to verify the accuracy of the floorplan and to obtain any necessary professional advice. Measurements are given to the nearest millimetre.



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.

