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Aylesbury
ASKING PRICE £325,000

Aylesbury

ASKING PRICE

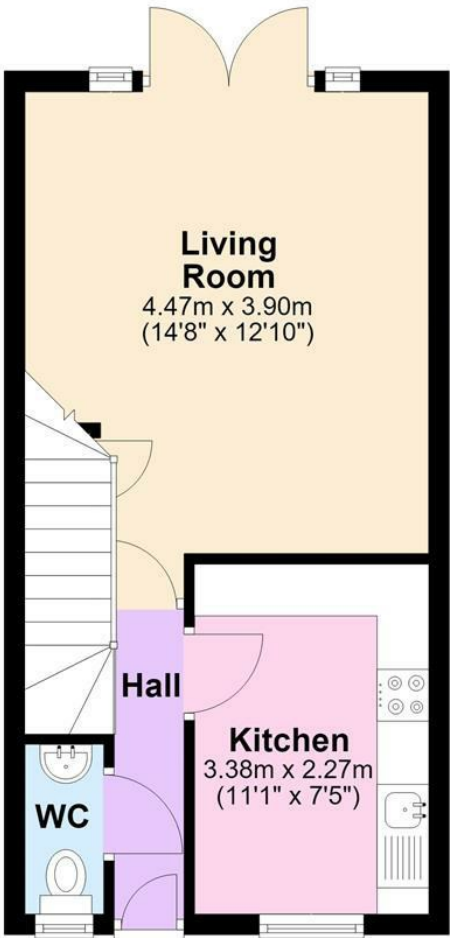
£325,000

Situated in the ever-popular Berryfields development, this well-presented two double bedroom semi-detached home offers stylish, low-maintenance living ideal for first-time buyers, professionals or downsizers. The property features a contemporary kitchen, a sitting room with doors opening onto the rear garden, and a convenient downstairs cloakroom. Upstairs, both generous double bedrooms benefit from their own en-suite facilities, providing excellent comfort and privacy. Outside, there is allocated parking for one vehicle along with ample visitor parking. Enjoying an enviable position close to open green spaces, parks and scenic walking routes, the property is also well placed for local schools and Aylesbury Vale Parkway Station, offering direct rail services to London Marylebone.

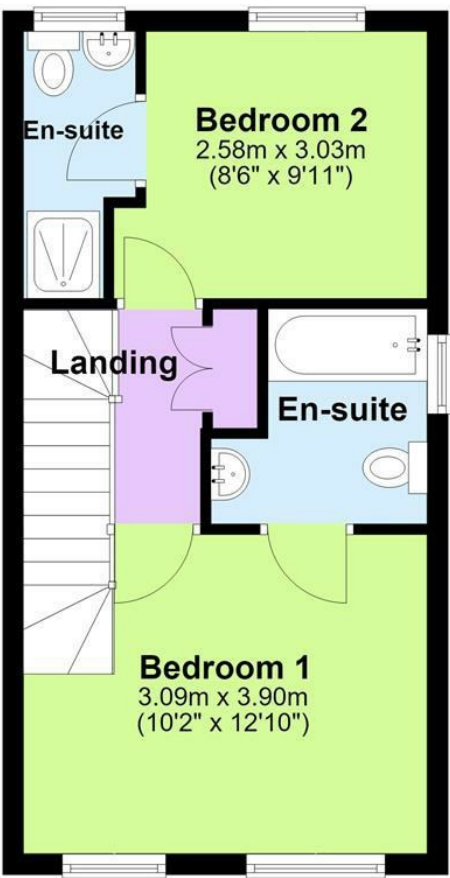


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Ground Floor
Approx. 31.1 sq. metres (334.2 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.2 sq. feet)



Total area: approx. 62.1 sq. metres (668.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		95	(92 plus) A		
(81-91) B		81	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		





Close to open green spaces, parks and scenic walking routes.



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Ground Floor
The welcoming entrance hall provides access to a useful downstairs cloakroom, ideal for guests and everyday convenience. To the front of the property, the contemporary kitchen is fitted with a range of modern wall and base units, complemented by ample worktop space and integrated appliances, creating a stylish and functional environment for cooking.

To the rear, the bright sitting room offers an excellent entertaining and relaxing space, with French doors opening directly onto the rear garden allowing plenty of natural light.

First Floor
The first floor continues to impress with two well-proportioned double bedrooms, making the property equally suitable for first-time buyers, professional couples, downsizers or those looking to accommodate guests.

The principal bedroom benefits from its own modern en-suite shower room, while the second double bedroom also enjoys the luxury of a private en-suite, providing a rare level of convenience and flexibility for a home of this size.

Outside
The rear garden has been designed for ease of maintenance while offering an ideal space to relax, entertain or enjoy outdoor dining during the warmer months. There is gated side access and space for planting or personalisation to suit individual tastes.

The property further benefits from an allocated parking space, with additional visitor parking conveniently located nearby.

Location
Berryfields has become one of Aylesbury's most desirable residential developments, offering an excellent balance of modern living and outdoor lifestyle. The property enjoys immediate access to an abundance of green spaces, children's play parks and attractive walking routes, making it ideal for families, dog walkers and those who enjoy spending time outdoors.

A range of local amenities are close by, including shops, cafés and highly regarded schools catering for all age groups. For commuters, Aylesbury Vale Parkway Station is within easy reach, providing regular direct rail services to London Marylebone, while excellent road links via the A41, A418 and M40 make travelling throughout the region straightforward.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

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 2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
 3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.
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