



Seabright Way Berryfields Aylesbury HP18 1AF

Guide Price: £400,000

A modern 3 bedroom town house with garage, built in 2019, with remaining NHBC warranty. Situated within the popular Berryfields.

The property consists of: entrance hallway where all rooms lead from and stairs to the 1st and 2nd floors.

The modern kitchen has ample eye and waist level storage units, with integrated dishwasher, washing machine and fridge/freezer. There is also space for a small kitchen table or breakfast bar.

The spacious reception room allows for various furniture configuration's and has French doors that lead to the garden.

On the ground floor there is also, a downstairs cloakroom and a useful storage cupboard for coats and shoes.

Upstairs

On the 1st floor there are two bedrooms, one very generous double bedroom that could be used as the master bedroom, a single bedroom and the family bathroom with bath and overhead shower.

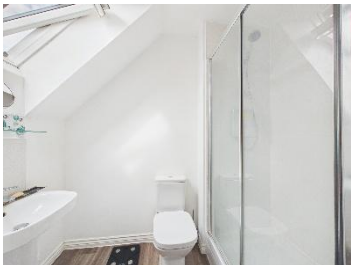
From the 1st floor hallway, there is a small landing and door that can separate the 2nd floor to provide a master suite or teenage den, with ensuite shower facilities.

Outside

The rear west facing garden is laid to lawn with the added bonus of a new 10ft x 10ft shed, which has power and lights, this can stay or be removed as required.

The property also comes with a garage, large enough to accommodate a car and has power and lights, and driveway parking for at least two vehicles, plus space in front of the house for guests.





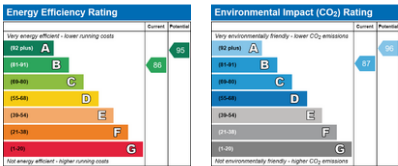
Location

Berryfields is an ideal family location, with local amenities, a community centre and the highly rated Aylesbury Vale Academy. Transport links include Aylesbury Parkway Train Station with direct link to London Marylebone in just over an hour and road links include A41, M40, M1 and M25. The development boasts several parks and green spaces around for families to enjoy. Primary schools include the AVA and Green Ridge which are both highly rated and is situated in catchment for local Grammar schools.



Tenure: Freehold

Council Tax Band: D





Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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