



**MORGAN DRIVE**  
Aylesbury, Buckinghamshire HP18 0HZ



**Brown & Merry are pleased to offer for sale this spacious and well-presented five-bedroom detached family home being situated within this popular modern development. Internal viewing is highly recommended to fully appreciate this family home.**

## **Offers in excess of £625,000**

The property features double glazing, gas heating system with radiators, entrance hall, cloakroom, living room, dining room, study/office, refitted kitchen/breakfast room with feature island, first floor master bedroom and bedroom two with en-suites, further double bedroom and bathroom, two top floor double bedrooms, landscaped rear garden, double width driveway and double garage.

Five bedroom detached  
Refitted kitchen/breakfast room  
Double garage & driveway  
Two en-suites & family bathroom  
Three reception rooms  
Front & rear gardens

Tenure: Freehold    EPC Rating: Awaited    Council Tax Band: F



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**Berryfields is nestled within the countryside on the northern tip of Aylesbury. Berryfields is served by a range of amenities including shops and services catering for everyday needs, primary and secondary schools plus employment areas. For commuters too, Aylesbury Vale Parkway railway station is on the doorstep providing services to London Marylebone. Berryfields also offers parks and green spaces with footpaths and play areas for families to enjoy.**



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Property Ref:  
AYL116299 - 0002

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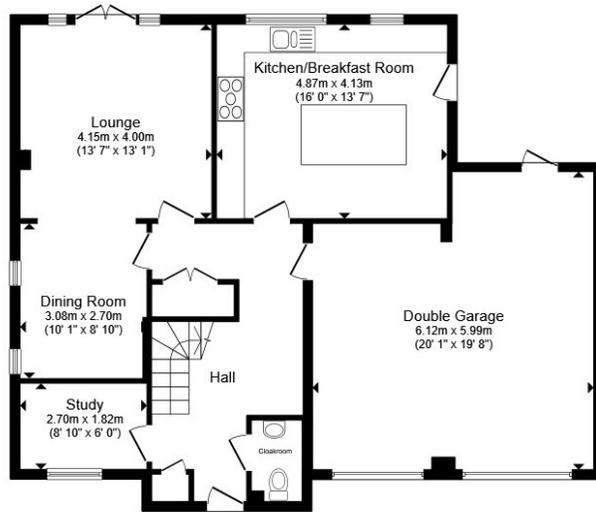
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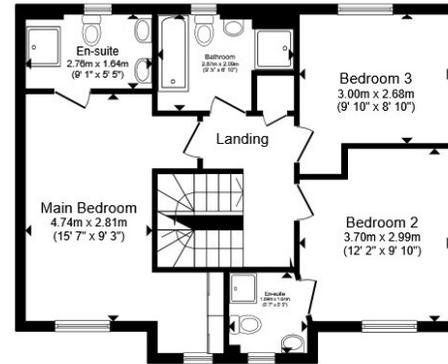
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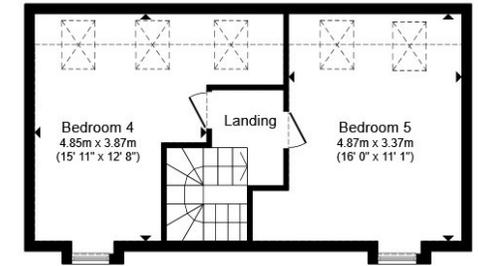
Please note the marker reflects the  
postcode not the actual property



**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 217.8 m<sup>2</sup> (2,344 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

1. MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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