



**NEWTON AVENUE**  
Aylesbury, Buckinghamshire HP18 0BN



**Brown & Merry are delighted to present this beautifully maintained, four double bedroom detached family home, built by Kier Homes and positioned on the outskirts of this sought-after development, enjoying attractive countryside views.**

**£575,000**

The accommodation includes entrance hall, cloakroom, spacious living room, separate dining room, a well-appointed kitchen/breakfast room, and a utility room. Upstairs offers a generous master bedroom with en-suite, three further double bedrooms, and a family bathroom.

Additional benefits include double glazing, a gas radiator heating system, an enclosed rear garden, driveway parking and a garage.

Four Double Bedrooms  
Detached Family Home  
Countryside Views  
Two Reception Rooms  
En-Suite To Master Bedroom  
Enclosed Garden  
Driveway & Garage

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



**view this property online** [brownandmerry.co.uk/Property/AYL116310](https://www.brownandmerry.co.uk/Property/AYL116310)



**view this property online** [brownandmerry.co.uk/Property/AYL116310](http://brownandmerry.co.uk/Property/AYL116310)



**view this property online** [brownandmerry.co.uk/Property/AYL116310](http://brownandmerry.co.uk/Property/AYL116310)



**Berryfields is home to The Aylesbury Vale Academy and Greenridge Primary School, alongside a community centre and a range of local conveniences, including a café, eatery, Sainsbury's Local, and a newly opened doctor's surgery.**

**The area benefits from excellent transport connections, with Aylesbury Vale Parkway train station providing direct services to London Marylebone in just over an hour. Residents can enjoy countryside walkways, nearby parks, and easy access to major roads such as the A41, M40, M1, and M25. A frequent bus service also links Berryfields to Aylesbury town centre, located just 2.4 miles away.**



**view this property online** [brownandmerry.co.uk/Property/AYL116310](https://www.brownandmerry.co.uk/Property/AYL116310)



Property Ref:  
AYL116310 - 0002

**01296 488111**

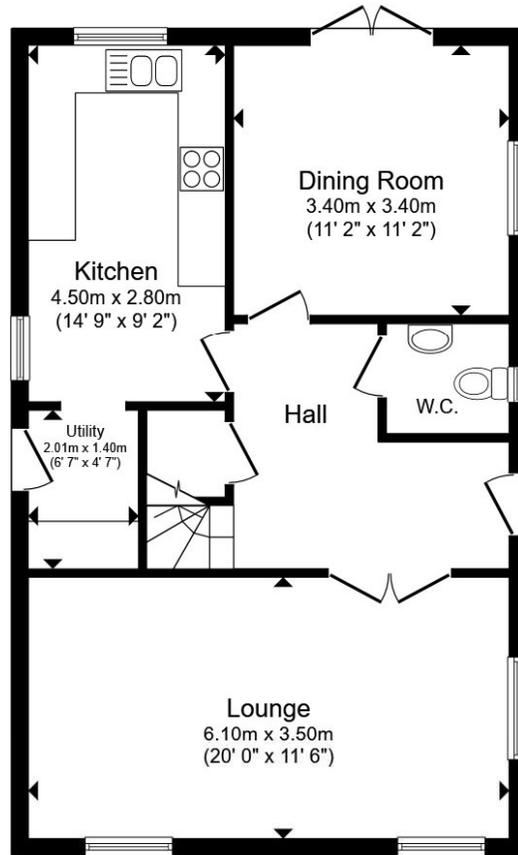
Aylesbury@brownandmerry.co.uk

5-7 Market Street, AYLESBURY,  
Buckinghamshire, HP20 2PN

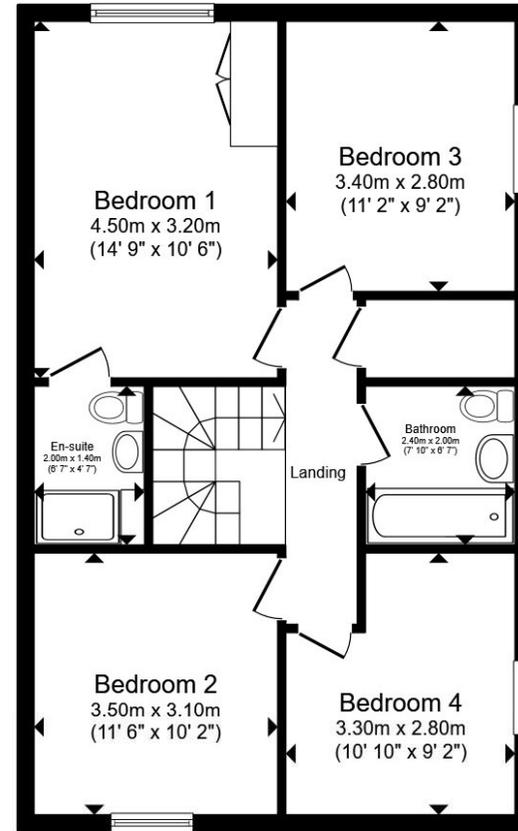
**brownandmerry.co.uk**



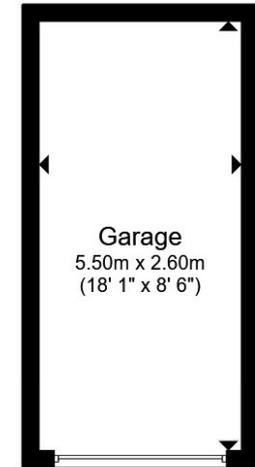
Please note the marker reflects the  
postcode not the actual property



**Ground Floor**



**First Floor**



**Garage**

**Total floor area 135.9 m<sup>2</sup> (1,463 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.

**view this property online** [brownandmerry.co.uk/Property/AYL116310](http://brownandmerry.co.uk/Property/AYL116310)