



Merton Close

Berryfields | Aylesbury | Bucks | HP18 0ZN



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Williams Properties are pleased to present this two bedroom end-terraced house on the popular Berryfields development in Aylesbury. The property is in good order throughout and comprises of cloakroom, kitchen and lounge/diner, with a family bathroom and two double bedrooms, one with en-suite shower room to the first floor. Outside, there is an enclosed rear garden and to the front, two allocated parking spaces. We strongly recommend a viewing on this ideal first purchase.

Guide price £260,000

- Two Bedroom House
- End-Terrace
- Allocated Parking
- Enclosed Rear Garden
- En-Suite to Master
- Good Order Throughout
- Excellent Transport Links
- Walking Distance to Station

Berryfields

Berryfields is a new development nestled on the edge of Aylesbury within stunning open countryside. The development boasts a new Aylesbury Vale Academy, community centre and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just under an hours journey. There are a number of walkways and local parks ideal for an active family. Easy access to A41 and M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles from Aylesbury town centre .

Local Authority

Aylesbury Vale District Council

Council Tax

Band C

Services

All main services available

Entrance

Entrance via front door into hallway, with doors to kitchen, cloakroom and lounge/diner. Stairs rising to the first floor.



The property is located on a quiet road a short walk away from the Aylesbury Vale Parkway train station, which provides regular services directly into London Marylebone. A more extensive range of shopping, school and leisure facilities can be found in Aylesbury which is easily accessible by bus or car. For road users, the A41 is a short distance away.



Lounge/Diner

Lounge/diner comprising of carpet laid to floor and lighting to ceiling, with doors and window to the rear aspect, understairs storage cupboard, space for a three piece suite and other furniture.

Kitchen

Kitchen comprising of a range of base and wall mounted units, with window to the front aspect, work top, integrated oven with inset hob and extractor fan, inset sink with draining board and mixer tap, integrated fridge/freezer, washing machine and dishwasher. Part tiling to walls and splash sensitive areas.

Downstairs Cloakroom

Downstairs cloakroom comprising of low level WC and hand wash basin, with tiled splash back, window to the front and wall mounted radiator.

First Floor

Stairs rising from the ground floor to the first floor landing, with doors to both bedrooms and the main bathroom. Loft hatch to ceiling.

Master Bedroom and En-Suite

Main bedroom comprising of carpet laid to floor and lighting to ceiling, with window, radiator and space for a double bed and other furniture. Door into en-suite comprising of enclosed shower stall and low level WC, with hand wash basin, towel rail and part tiling to splash sensitive areas of the walls.

Bedroom Two

Bedroom two comprising of carpet laid to floor and lighting to ceiling, with storage cupboard, window, radiator and space for a double bed and other furniture.

Family Bathroom

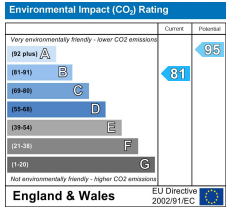
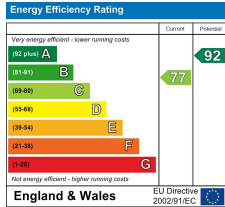
Main bathroom comprising of bathtub with shower and screen, low level WC and hand wash basin, with towel rail and tiling to splash sensitive areas of the walls.

Rear Garden and Parking

Manicured rear garden comprising of a patio area with stone path, and an expanse of lawn. Enclosed with a timber fence. Access to the front of the property from the side via a gate. Parking comprising of two allocated spaces directly to the front of the property.

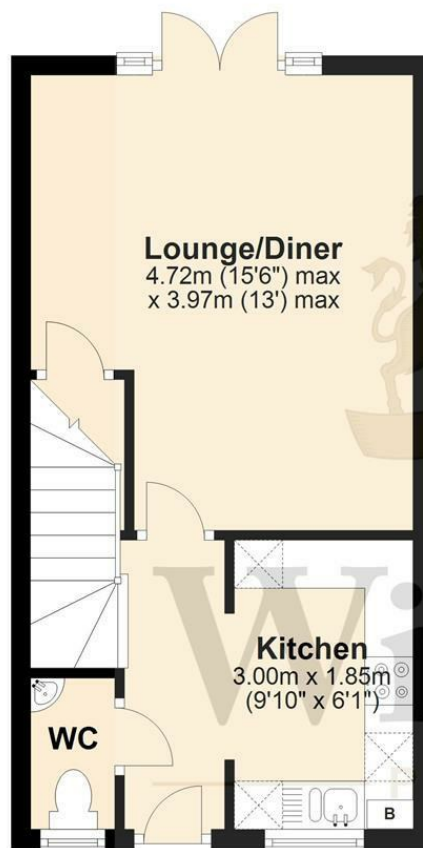
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Ground Floor



First Floor



Total area: approx. 62.0 sq. metres (667.9 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.