



8 Grieve Road

| Aylesbury | Buckinghamshire | HP18 0DQ



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****NO CHAIN**** Williams Properties are delighted to welcome to the market this fantastic three bedroom mid-terrace townhouse on the sought after development of Berryfields, Aylesbury. The property boasts a kitchen/diner, living room, downstairs cloakroom, three bedrooms, en-suite and family bathroom. Outside there is a enclosed rear garden and carport with parking. Viewing comes highly recommended on this fantastic property.

Guide price £329,950

- No Chain
- Walking Distance to Train Station
- En-Suite to Master Bedroom
- Three Bedrooms
- Mid-Terrace
- Kitchen/Diner
- Carport and Parking
- Viewing Highly Recommended

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 .

Council Tax

Band D

Local Authority

Aylesbury Vale District Council

Services

All main services available

Entrance

Enter via front door into entrance hall. There are doors leading off to the kitchen/diner, living room, downstairs cloakroom and understairs storage. Stairs rising to first floor landing.



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.



Kitchen/Diner

The kitchen is modern and consists of tiles laid to the floor, window to front aspect, a range of base and wall mounted units, laminate work surfaces and tiles to splash sensitive areas. Inset double oven with gas hob and extractor fan overhead, stainless steel sink with draining board and mixer tap. Integrated fridge/freezer, dishwasher and washing machine. There is space for a dining table with several chairs.

Living Room

Living room consists of wood effect laminate laid to floor and double doors leading out to rear garden. There is ample space for a three piece suite and other living room furniture.

Downstairs Cloakroom

The downstairs cloakroom consists of a low level WC and pedestal hand wash basin. Window to front aspect.

First Floor

Carpeted stairs rising to first floor landing. There are doors leading to bedrooms two and three, bathroom, storage cupboard and airing cupboard. A further door leading to stairs up to second floor.

Bedroom Two

Bedroom two consists of wood effect laminate laid to floor and window to rear aspect. There is space for a double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of wood effect laminate laid to floor and window to front aspect. There is space for a bed and other bedroom furniture.

Family Bathroom

Family bathroom consists of tiles laid to the floor and splash sensitive areas. A paneled bathtub, low level WC and pedestal hand wash basin.

Second Floor

Door leading to carpeted stairs going up to master bedroom and en-suite.

Master Bedroom and En-Suite

Spacious master bedroom consists of wood effect laminate laid to floor, windows to rear and front aspects, built in double wardrobes and a door leading to the en-suite. There is ample space for a double bed and a whole range of other furniture. En-suite consists of tiles laid to the floor with an upright shower stall with glass sliding doors, low level WC, pedestal hand wash basin and a velux window to the rear aspect.

Rear Garden

Enclosed rear garden with patio leading out from living room, with grass laid to remainder. There is a wooden gate to the rear for access to carport and parking.

Carport and Parking

Carport to rear of property with a parking spot in front.

Buyer Notes

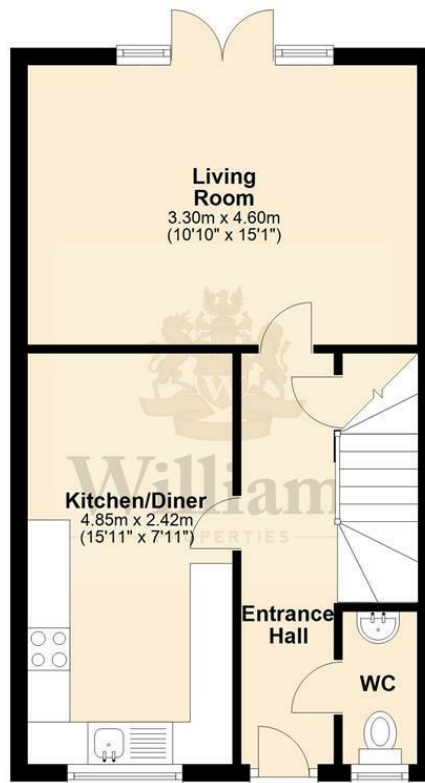
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94	(92 plus) A		96
(81-91) B			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



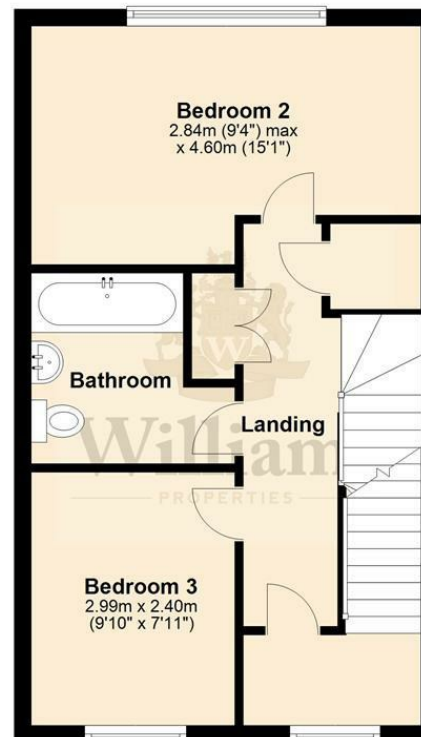
Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



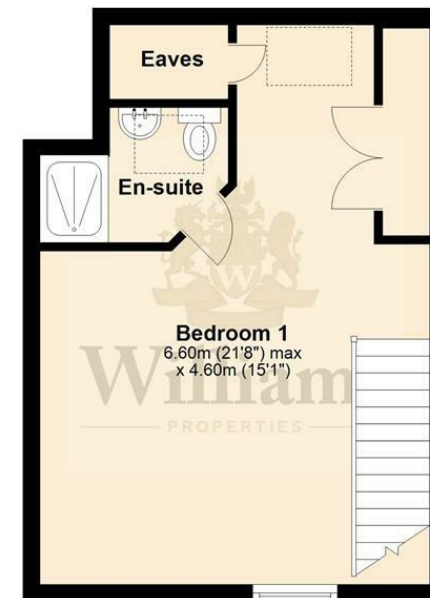
First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Second Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



Total area: approx. 105.0 sq. metres (1130.7 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.