



3 Woolbrock Close

Berryfields | Aylesbury | Buckinghamshire | HP18 1AN





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Williams Properties are delighted to welcome to the market this fantastic 2 double bedroom coach house set in the popular development of Berryfields. This property is in great condition throughout and offers an open plan kitchen/living area, two double bedrooms, an en suite shower room, bathroom and a single integral garage and driveway. Viewing is highly recommended on this property.

## Offers in excess of £275,000

- Freehold Coachhouse
- Garage & Driveway
- Close To Station
- En Suite
- Two Double Bedrooms
- Popular Development
- Close To Schools
- Viewings Highly Recommended

### Berryfields

Berryfields boasts the Aylesbury Vale Academy secondary school, and Green Ridge primary academy, doctors surgery, a community centre, newly built local amenities and excellent transport links, including the Aylesbury Parkway Train Station with its regular direct link to London Marylebone in just over an hour. There are a number of walkways and local parks ideal for an active family. Easy access to A41, M40, M1 and M25. There are local shops in the vicinity and a regular bus service into the town centre just 2.4 miles.

### Council Tax

Band C

### Local Authority

Buckinghamshire Council

### Services

All main services available

### Entrance Hallway

Enter through the front door into the entrance hallway, featuring carpeted stairs rising to first floor landing. wood effect flooring, a wall mounted radiator and a fitted light to the ceiling.





The property is within close proximity to Aylesbury Vale Parkway Station offering services to London Marylebone in under an hour. Aylesbury Vale Academy and Green Ridge Primary Academy are both within walking distance.



**Landing**

This first floor landing is comprised of carpet underfoot, a window to the rear aspect, a wall mounted radiator, two pendant lights to the ceiling and doors to both double bedrooms, the bathroom and kitchen/living area.

**Kitchen/Living Area**

The living area consists of carpet laid to floor, window to the front aspect, a wall mounted radiator, pendant light to ceiling, space for sofa and other living room furniture and open plan access to the kitchen area.

The kitchen side consists of a wall mounted radiator, studio spotlights to the ceiling, wood effect flooring, a range of wall and base mounted units with roll top work surfaces, an inset stainless steel sink unit with mixer tap and draining board, an integrated fridge/freezer, gas hob, oven, extractor fan and dishwasher. Window to the rear aspect and space for dining set.

**Bedroom Two**

Bedroom two consists of carpet laid to floor, wall mounted radiator, light pendant to ceiling and a window to front aspect. There is an inset wardrobe and space for double bed and other bedroom furniture.

**Bathroom**

The bathroom comprises of a low level WC, hand wash basin with a mixer tap, fitted light to the ceiling, a wall mounted radiator and a panelled bathtub with shower attachment and a mixer tap. Tiles to splash sensitive areas and flooring.

**Master Bedroom**

The master bedroom consists of carpet underfoot, a window to front aspect, a wall mounted radiator, pendant light to the ceiling, an inset wardrobe and space for a king sized bed and other bedroom furniture. Door to the en suite.

**En Suite**

The en suite shower room comprises of a low level WC, a hand wash basin with a mixer tap, tiled flooring, spotlights to the ceiling, a heated towel rail, frosted window and an enclosed shower cubicle.

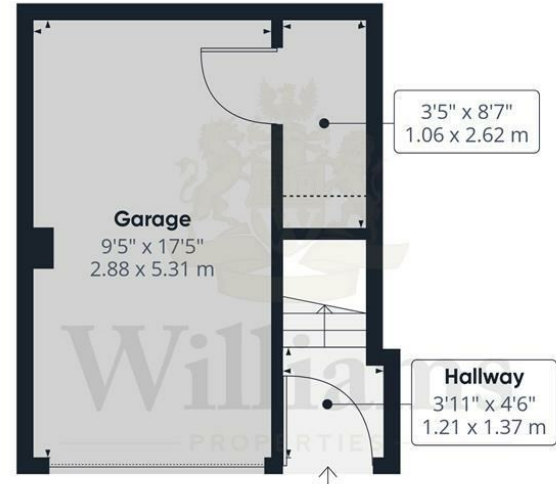
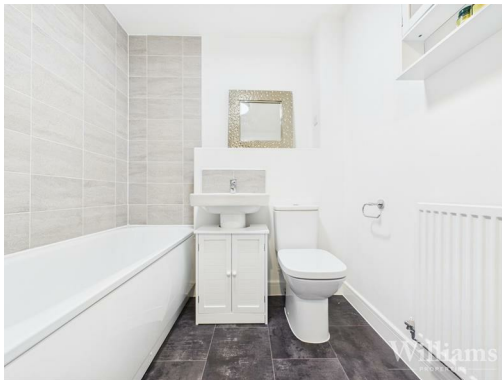
**Garage & Driveway**

There is an integral garage located below the property, featuring an up-and-over door, power and lighting, as well as a door to a storage room below the stairs. Additional parking space to the front for one vehicle.

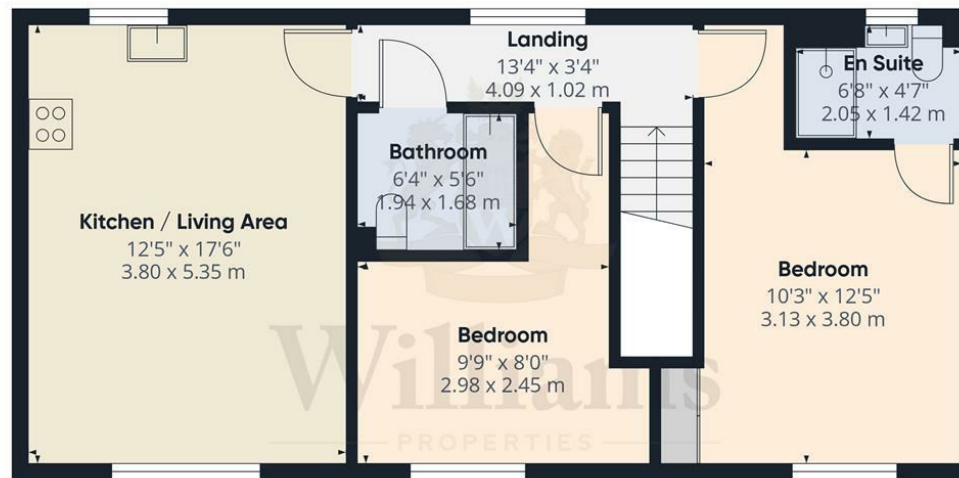
**Buyer Notes**

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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 1



Approximate total area<sup>m</sup>

815 ft<sup>2</sup>

75.8 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration only.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.