



# Nicholas Charles Crescent

| Aylesbury | Buckinghamshire | HP18 0GU



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Fantastic five bedroom property in the sought after commuter development of Berryfields, Aylesbury. This modern development boasts its own train station, Miller & Carter restaurant, schools and soon to be built local shops. The property comprises of an entrance hall, play room, spacious kitchen/dining room, bright living room with balcony, two family bathrooms, master bedroom with en suite, four further bedrooms, enclosed rear garden, garage and two allocated parking spaces. Viewing comes highly recommended on this superb family home.

## Offers in excess of £375,000

- Town House
- Spacious Kitchen/Diner
- Two/Three Reception Rooms
- Garage & Two Allocated Parking Spaces
- Five Bedrooms
- Three Bathrooms
- South Facing Garden
- Viewing Comes 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 .

### Local Authority

Aylesbury Vale District Council

### Council Tax

Band E

### Services

All main services available

### Entrance

Enter the property via composite front door leading in to the entrance hall with doors leading off to the play room, WC, storage cupboard and kitchen/dining room. Stairs rise to the first floor.

### Play Room

The play room is situated at the front of the property and comprises of carpet laid to floor with two light fittings to the ceiling and a UPVC window to the front aspect. There is space for a range of furniture.



The property is within very close proximity to Aylesbury Vale Parkway Station offering services to London Marylebone in under an hour. Aylesbury Vale Academy and Berryfields Church of England Primary are both several minutes walk to and from the house. Viewing comes highly recommended on this perfect family home.



**WC**

The WC comprises of tiles laid to the floor with a light fitting to the ceiling, low level WC and a pedestal hand wash basin.

**Kitchen/Dining Room**

The kitchen/dining room is one of great proportions and comprises of tiles laid to floor with a range of base and wall mounted units, laminate work surfaces, integrated oven/grill and gas hob with extractor fan overhead, integrated fridge/freezer, stainless steel sink with draining board and mixer tap, UPVC window to the rear aspect, two light fittings to the ceiling, one wall mounted radiator panel and double UPVC windows leading out to the rear garden. There is space for a large dining table with several chairs.

**Living Room**

The living room is light and airy situated on the first floor and comprises of two light fittings to the ceiling, television aerial point, one wall mounted radiator panel and double UPVC doors to two aspects one of which leads out to a balcony. There is ample space for a two piece suite and other furniture.

**Bathroom**

The bathroom comprises of tiles laid to floor and most of the wall surround with a white panelled bathtub, pedestal hand wash basin and a low level WC.

**Bedroom Two**

Bedroom two is situated on the first floor and comprises of carpet laid to floor with a light fitting to the ceiling, television aerial point and double UPVC doors leading out to the balcony. There is ample space for a double bed, wardrobes and other furniture.

**Bedroom Five**

Bedroom five is also on the first floor and comprises of carpet laid to floor with a light fitting to the ceiling and double UPVC doors leading out to the balcony. There is space for a single bed and other furniture.

**Master Bedroom & En Suite**

The master bedroom is a great size and comprises of carpet laid to the floor with a light fitting to the ceiling, UPVC windows to two aspects overlooking the rear garden, storage cupboard to once corner and a door leading in to the en suite. There is space for a king size bed, wardrobes and other furniture.

The en suite comprises of tiles laid to floor and splash sensitive areas with a double shower stall with glass sliding doors, low level WC and a pedestal hand wash basin.

**Bedroom Three & Four**

Bedroom three & four are situated at the front of the property and comprise of carpet laid to the floor with a light fitting to the ceiling, one wall mounted radiator panel and a UPVC window to the front aspect. There is space for a single bed and other furniture.

**Bathroom**

The bathroom comprises tiles laid to the floor and splash sensitive areas with a low level WC, pedestal hand wash basin and a low level WC.

**Rear Garden**

The rear garden had been recently landscaped to a high standard and is fully enclosed, south facing and comprising of a large paved area, raised beds laid to artificial grass with a flower bed surround. There is space for a range of garden apparatus.

**Parking**

There is a single garage block offering secure parking for one vehicle and two allocated parking spaces.

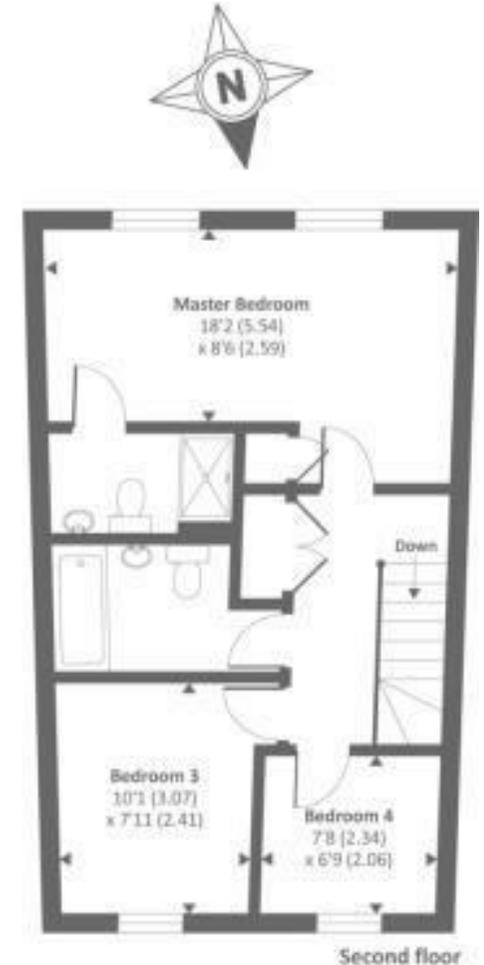
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		83	92	(92 plus) A		83	92
(81-91) B				(81-91) B			
(69-80) C				(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			
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales		England & Wales		England & Wales	



Ground floor



First floor



Second floor

Approx. gross internal floor area 1616 SQFT / 151.1 SQM  
 Approx. gross external floor area 1874 SQFT / 174.1 SQM



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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.