



46 Ox Ground

| Aylesbury | Buckinghamshire | HP18 0FF



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Williams Properties are delighted to present this three bedroom semi-detached town house on the popular Berryfields development in Aylesbury. The property is in high order throughout and consists of a kitchen, lounge/diner, downstairs WC, three bedrooms, family bathroom and an en-suite. Outside, there is an enclosed rear garden, garage and driveway parking for two vehicles. Viewing is highly recommended on this fantastic property, ideal for a family home.

Guide price £375,000

- Three Bedrooms
- En-Suite to Main Bedroom
- Garage and Driveway Parking
- Walking Distance to Train Station
- Semi-Detached Town House
- Lounge/Diner
- Close to Shops
- Viewing Highly Recommended 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, convenience store, eateries 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

Buckinghamshire Council

Services

All main services available.

Entrance

Enter via the front door into the entrance hall. There are doors leading into the kitchen, lounge/diner, downstairs WC and understairs storage. Stairs rise up to the first floor landing.



The property is located on the Berryfields development, which offers access to the 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 .



Kitchen

Kitchen consists a range of wall and base mounted units, with roll on worktops. Inset oven, gas hob and overhead extractor fan. Stainless steel sink, draining board and mixer tap. There is an integrated dishwasher, washing machine and fridge/freezer. Window to the front aspect.

Lounge/Diner

Lounge/diner consists of carpet laid to the floor and double doors leading out into the rear garden. There is space for a three piece suite, dining set and other furniture.

Downstairs WC

Downstairs WC consists of tiles laid to splash sensitive areas, hand wash basin and low level WC.

First Floor

Carpeted stairs rise up to the first floor landing. There are doors leading into all three bedrooms and family bathroom.

Main Bedroom and En-Suite

Stairs rise up to the main bedroom, which consists of carpet laid to the floor, built in wardrobes, a door leading into the en-suite and windows to the front and rear aspects. There is ample room for a double bed and a range of other bedroom furniture. En-suite consists of tiles laid to splash sensitive areas and a window to the rear aspect. There is a shower cubicle, hand wash basin and low level WC.

Bedroom Two

Bedroom two consists of carpet laid to the floor and a window to the rear aspect. There is ample room for a double bed and a range of other bedroom furniture.

Bedroom Three

Bedroom three consists of carpet laid to the floor and a window to the front aspect. There is room for a bed and other bedroom furniture.

Family Bathroom

Family bathroom suite consists of tiles laid to splash sensitive areas and laminate flooring. There is a panelled bathtub, hand wash basin and low level WC.

Rear Garden

Enclosed rear garden with patio leading out from the lounge/diner, with grass laid to the remainder. There is a wooden gate for side access and a door leading into the garage.

Garage and Parking

There is a single garage with power and light to the side of the property, with driveway parking directly in front for two vehicles.

Buyer Notes

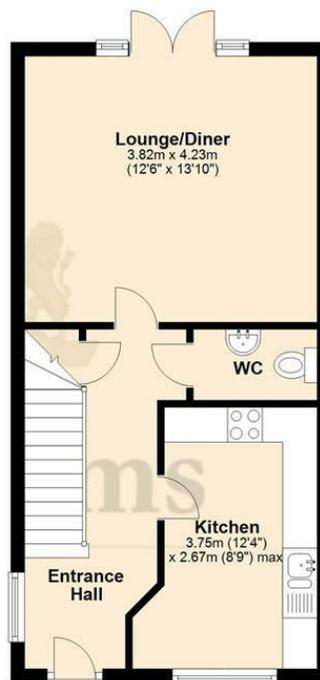
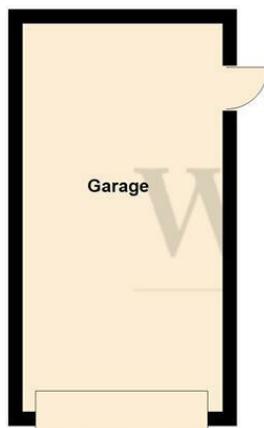
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1)			
(69-80) C				(B2-B2)			
(55-68) D				(C1-C1)			
(39-54) E				(C2-C2)			
(21-38) F				(D1-D1)			
(1-20) G				(D2-D2)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		82	93	EU Directive 2002/91/EC			
England & Wales				England & Wales			



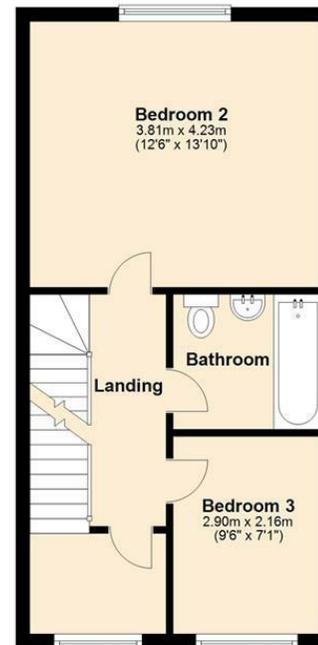
Ground Floor

Approx. 53.3 sq. metres (573.5 sq. feet)



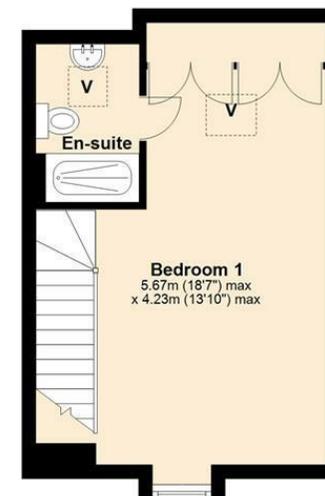
First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Second Floor

Approx. 26.2 sq. metres (282.5 sq. feet)



Total area: approx. 116.8 sq. metres (1257.2 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.



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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.