



Keepsake Way

Berryfields | Aylesbury | Buckinghamshire | HP18 0XR



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Williams Properties are delighted to market this well presented three bedroom townhouse on the Berryfields development in Aylesbury. The property consists of an entrance hall, kitchen/diner, lounge, downstairs WC, three bedrooms, family bathroom and an en-suite. Outside there is a low maintenance garden and allocated parking. Viewing is highly recommended on this fantastic property, ideal for a family home.

Offers in excess of £390,000

- Popular Location
- Enclosed Rear Garden
- Good Order Throughout
- Set Over Three Floors
- Three Bedroom House
- Walking Distance To Schools
- En Suite To Master
- Ideal Family Home

Berryfields

Berryfields boasts the Aylesbury Vale Academy, 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 D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor, door to kitchen/diner and storage cupboard.



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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.



Kitchen / Diner

Kitchen comprises a range of wall and base mounted units with Quartz worktops, inset sink unit with mixer tap and window over, inset induction hob, oven and overhead extractor fan, integrated fridge/freezer, washer/dryer and dishwasher. Dining area consists of space for a dining table set, doors to the wc and living room, under stairs storage cupboard, radiator, Amtico flooring and spotlights to ceiling.

WC

Comprising of a corner hand wash basin, low level wc and radiator.

Living Room

Living room consists of Amtico flooring, light fittings to ceiling, radiator, French doors leading out to the rear garden and space for a sofa set and other furniture.

First Floor

Doors to two bedrooms and bathroom. Stairs rise to the second floor.

Bedroom

Bedroom consists of a window to the rear aspect, built in wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, radiator and space for a single bed and other furniture.

Bathroom

Bathroom comprises a low level wc, hand wash basin, panelled bathtub with overhead shower and screen, tiling to splash sensitive areas and heated towel rail.

Second Floor

Stairs rise up into the master bedroom.

Master Bedroom & En Suite

Bedroom consists of a window to the front aspect, sky light to the rear aspect, built in mirrored wardrobes, carpet laid to floor, wall lights, radiators and space for a king size bed and other furniture. En suite comprises an enclosed shower cubicle, pedestal hand wash basin, low level wc, heated towel rail and sky light.

Garden

Enclosed rear garden with a paved patio and pathway, grass laid to the remainder, gated access to the rear.

Parking

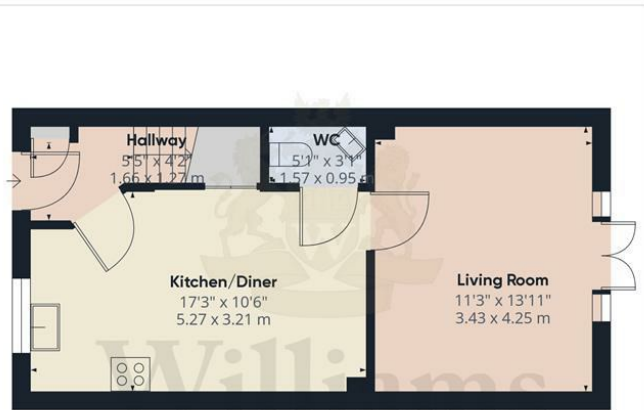
Two allocated parking spaces.

Buyer Notes

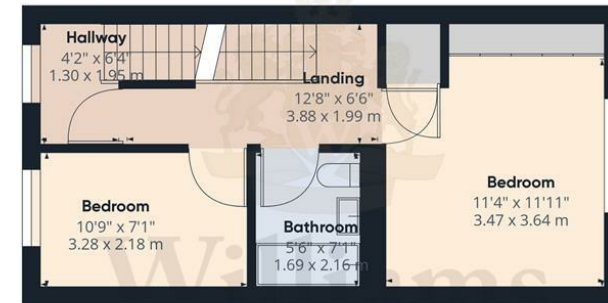
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

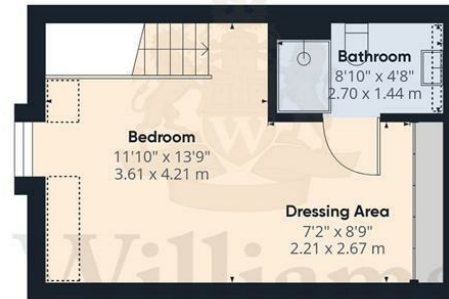
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(22 plus) A			
(11-21) B			
(5-10) C			
(1-4) D			
(0-3) E			
(-1) F			
(-2) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1036.28 ft²
 96.27 m²

Reduced headroom
 15.42 ft²
 1.43 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.