



Greensleeves Drive

| Aylesbury | Buckinghamshire | HP18 0GG



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**\*\*NO CHAIN\*\*** Williams are pleased to welcome to the market this three bedroom semi detached property on the popular development of Berryfields in Aylesbury. The property is immaculate throughout, finished to a high standard and comprises of a spacious entrance hall, WC, beautifully fitted modern kitchen/diner, spacious lounge, master bedroom & en suite, two further bedrooms, bathroom, single garage block, enclosed rear garden and a driveway. Internal features include white polished tiles to the entrance hall, WC, kitchen/diner, lounge and en suite, contemporary style internal doors with chrome satin steel ironmongery. Viewing is highly recommended on this fantastic family home.

## Offers in excess of £300,000

- NO CHAIN
- Three double Bedrooms
- Enclosed Rear Garden
- Close To Station & Schools
- Semi Detached
- Master Bedroom With En Suite
- Garage & Driveway
- Viewing Is 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 D

### Services

All main services available

### Entrance

Enter the property via a composite front door leading in to the entrance hall with doors leading off to the WC, kitchen/diner and lounge. Stairs rise to the first floor.



The property is a short walk away from the Aylesbury Vale Parkway station offering services to London Marylebone with an approximate journey time of 55 minutes. Aylesbury Vale Academy and Berryfields Church of England Primary School are both close by.



### Kitchen/Diner

The kitchen/diner is finished to a high standard and comprises of white polished tiles laid to floor with white contemporary gloss base and wall mounted units, granite effect work top, integrated oven and grill with extractor fan overhead, glass cooker splash back, integrated fridge/freezer, sink with draining board and mixer tap, finished with under unit spot lights and spot lights to ceiling.

The dining area allows a great degree of natural light and comprises of a pendant light fitting, wall mounted television aerial point and UPVC windows to the front aspect. There is space for a table and several chairs. One wall mounted radiator panel.

### Lounge

The lounge is situated at the rear and is beautifully finished with white polished tiles laid to floor with UPVC double doors leading out to the rear garden and a further window looking out to the rear. There is a wall mounted television aerial point and two light fittings to the ceiling. There is space for a large two piece suite, coffee table and other lounge furniture.

### WC

The WC comprises of white polished tiles laid to floor and decorative tiles to splash back areas with a low level WC and pedestal hand wash basin. One wall mounted radiator panel.

### Landing

The landing comprises of cream carpet laid to floor with doors leading off to all bedrooms and bathroom. Two light fittings to ceiling.

### Master Bedroom & En Suite

The master bedroom comprises of cream carpet laid to floor and coving to ceiling with a UPVC window to the front aspect, one wall mounted radiator panel and double integrated wardrobes. There is space for a double bed, bedside tables and other bedroom furniture.

A door leads in to the en suite comprising of white polished tiles laid to floor and decorative tiles to splash back areas with a shower stall with glass sliding doors, low level WC, pedestal hand wash basin and a radiator towel rail.

### Bedroom Two & Three

Both further bedrooms area situated at the rear comprising of cream carpet laid to floor and a UPVC window to the rear aspect, one wall mounted radiator panel. Both rooms are light and spacious allowing space for a double bed, wardrobes and other bedroom furniture. Pendant light fittings to ceiling.

### Bathroom

The bathroom comprises a white modern bathroom suite with tiles laid to floor and most of the wall surround, a panelled bathtub with shower attachment and glass shower screen, pedestal hand wash basin, low level WC and a radiator towel rail. UPVC window to the front aspect.

### Rear Garden

The rear garden comprises of a patio area leading from the lounge with laid to lawn to the remainder and a large raised flower bed feature at the rear. The garden is enclosed with a timber fence and allows space for a shed and outside dining furniture. Access to the garden can be granted down the side of the property via the garden gate.

### Garage & Parking

There is a single garage block offering secured parking for two vehicles with one further off road space on the driveway.

### 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.

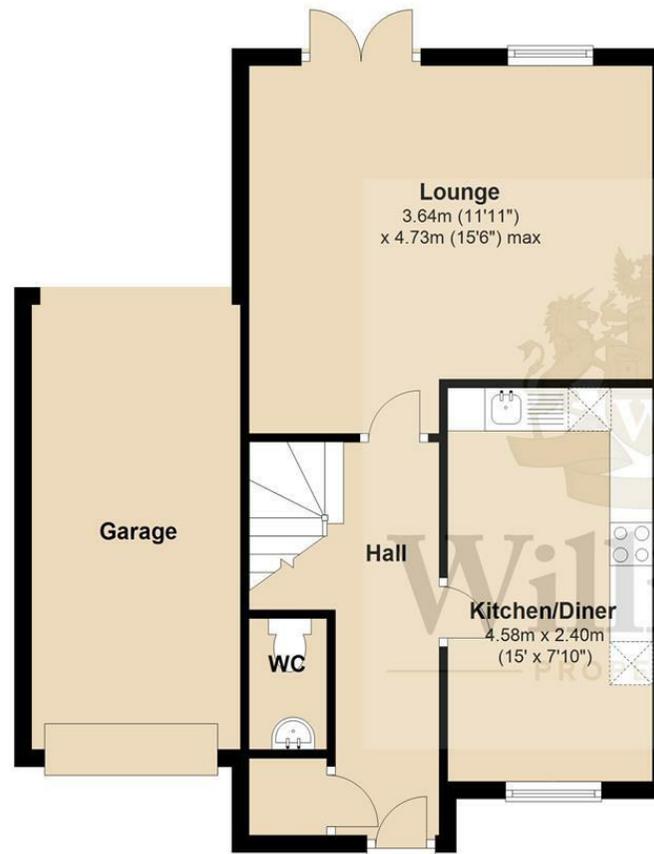
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



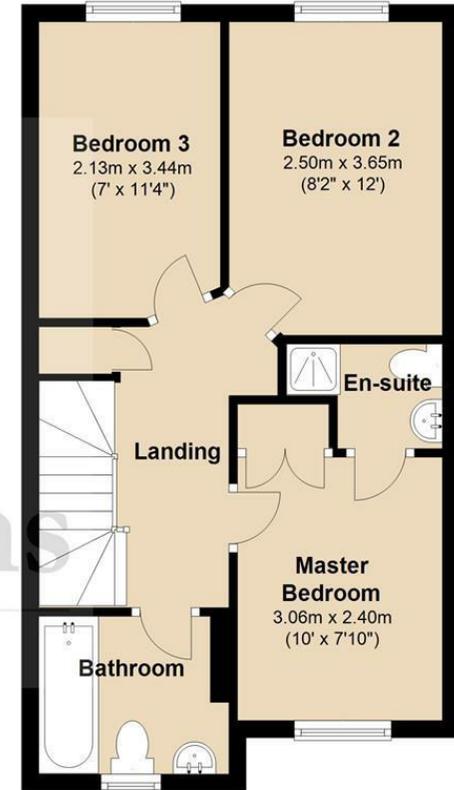
## Ground Floor

Approx. 53.9 sq. metres (579.8 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.8 sq. feet)



Total area: approx. 92.6 sq. metres (996.6 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.