

# 3 Bedroom End Terrace Berryfields

7 5Avalon Street, Aylesbury  
Bucks HP18 0WH



**£380,000**

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# LOCATION

Welcome to Berryfields, a thriving and sought-after area in Aylesbury. This vibrant community combines modern living with natural beauty, offering a diverse range of housing options. With a strong sense of community, residents enjoy amenities like a community center, local shops, and cafes. Abundant green spaces provide opportunities for

## THIS HOME FEATURES

THREE BEDROOMS  
EN-SUITE TO MASTER  
REAR ENCLOSED GARDEN  
GARAGE, PLUS ALLOCATED  
AND VISITOR PARKING  
NHBC WARRANTY REMAINING  
LOUNGE/DINER  
GUEST CLOAKROOM  
MODERN KITCHEN/BREAKFAST  
520 METRES TO  
LONDON BOUND TRAIN STATION

outdoor activities and relaxation. Excellent transport links and proximity to Aylesbury town center ensure convenience. Families benefit from reputable schools and recreational facilities. Discover the charm of Berryfields by contacting us today!

# LIVING AREA

## 3 BEDROOMS

*The property benefits from having two double bedrooms, master with ensuite shower room and built in wardrobes, plus single bedroom.*

## BATHROOMS

*Family bathroom comprising panel bath, wall mounted wash hand basin, low level WC, ensuite shower room comprising double shower cubicle, wall mounted wash hand basin, low level WC, guest cloakroom.*

## RECEPTIONS

*Spacious lounge/diner looking onto the rear garden, The exceptional living space boasts a feature fitted media wall, showcasing a modern fireplace that adds a touch of contemporary elegance to the living space. The combination of a stylish media unit and a stunning fireplace creates a focal point that enhances both aesthetics and functionality, providing a cozy and inviting atmosphere for relaxation and entertainment. Storage is provided by way of a built in under stair storage cupboard.*

## KITCHEN/BREAKFAST

*Modern fitted kitchen with integrated appliances comprising double oven, dish washer, and washing machine, space for fridge/freezer, space for breakfast table.*

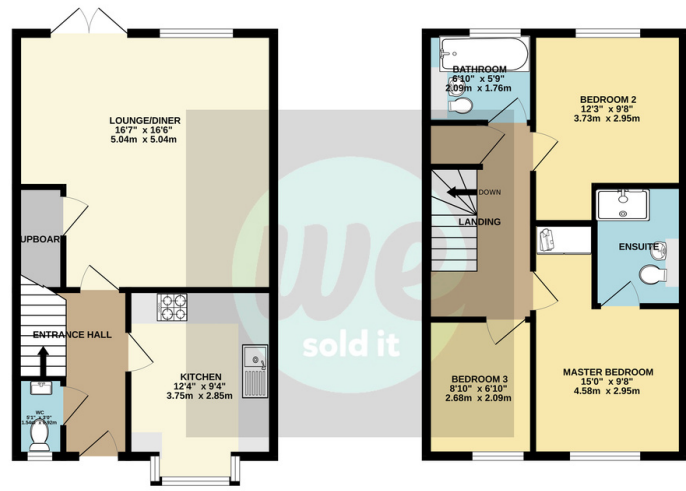


# PROPERTY SUMMARY

Introducing this stunning 3 bedroom end terrace on Avalon Street, Berryfields, Aylesbury. This well presented home offers style, comfort, and functionality. Featuring two double bedrooms, including a master with ensuite shower room, and a single bedroom, it caters to your family's needs. The modern fitted kitchen with integral appliances benefits from a bay window providing space for a cafe style breakfast table. A guest cloakroom and spacious lounge/diner complete the ground floor. Upstairs, a family bathroom provides a tranquil retreat. Outside, the garden boasts a well-maintained lawn area and inviting patio terrace. With a garage and allocated parking, your vehicle is secure, and visitor parking is available. This property offers the perfect combination of comfort, style, and practicality in a sought-after Berryfields location. Don't miss out—contact We Sold It to arrange a viewing and make this exceptional home yours.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## OUTSIDE

The rear garden is mainly laid to lawn with a patio terrace. Enclosed by timber panel fence.

## PARKING

Garage, allocated parking space and visitor parking.

## VIEWINGS

Strictly by appointment with  
WeSoldIt.co.uk

**MONEY LAUNDERING REGULATIONS 2017** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

**THE CONSUMER PROTECTION REGULATIONS 2008** We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

