

# 3 Bedroom Semi Detached Family Home

7 Damson Road, Aylesbury,  
Buckinghamshire, HP18 0JL



OFFERS OVER  
**£390,000**

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# LOCATION

Berryfields is a popular modern development situated on the outskirts of Aylesbury and is surrounded by open countryside just minutes from the Berryfields Walkway and a selection of play parks. The development is served by both primary schools and secondary schools, local amenities such as convenience stores, takeaways and restaurants. London bound trains are accessed via Aylesbury Vale Parkway station which connects to

## THIS HOME FEATURES

POPULAR BERRYFIELDS  
DEVELOPMENT  
THREE  
BEDROOMS  
SEMI DETACHED  
WALK TO STATION  
WALK TO PARKS  
TWO ALLOCATED  
PARKING SPACES  
GUEST CLOAKROOM  
REAR GARDEN

London Marylebone in around an hour whilst country walks, parks and open spaces can be found quite literally on your doorstep.

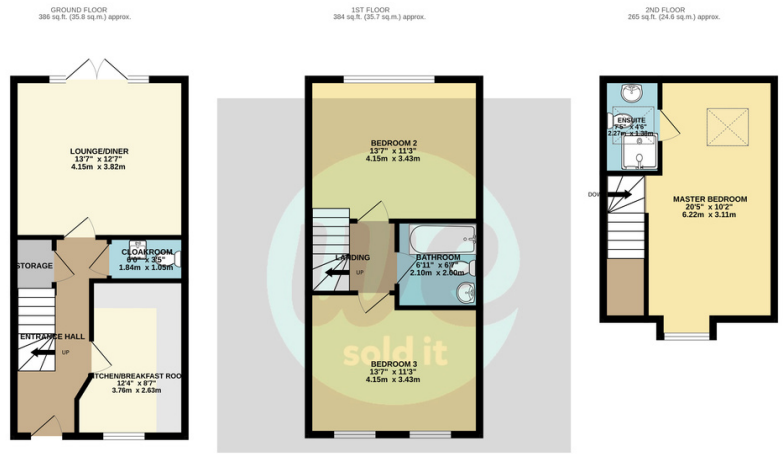


# PROPERTY SUMMARY

*We Sold It are pleased to welcome you to this modern three bedroom semi-detached family home located on the popular, Berryfields development. The accommodation comprises entrance hall, downstairs cloakroom, kitchen/diner, living room with patio doors opening to the rear garden, three double bedrooms, master bedrooms suite with built in wardrobes/dressing area and ensuite shower room, family bathroom and guest cloakroom. Rear enclosed garden, and parking for two vehicles.*



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>85 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



TOTAL FLOOR AREA: 1035 sq ft. (96.1 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.



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