



Merryweather Street, Aylesbury HP18 0YB

welcome to

Merryweather Street, Aylesbury

In our opinion, the accommodation comprises a welcoming entrance hallway, a spacious family lounge, a separate study/reception room, and a large, fully fitted kitchen/diner. Both the lounge and kitchen feature patio doors opening onto the rear garden, creating a bright and airy living space. A downstairs cloakroom completes the ground floor. Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Externally, the south-facing rear garden has been thoughtfully landscaped, featuring a combination of patio, decking, and lawn areas—ideal for both relaxing and entertaining. There is also a courtesy door providing access to the garage, as well as gated access to the driveway.



Berryfields is a modern and popular development situated on the northern edge of Aylesbury, surrounded by open countryside. It offers excellent road links towards Bicester and the M40, as well as easy access back into Aylesbury town centre. Aylesbury Parkway train station is located within the development, providing direct services to London Marylebone in approximately 1 hour and 5 minutes. Local amenities include a Sainsbury's Local, coffee shop, fish and chip shop, and more, with a Miller & Carter restaurant conveniently located nearby. The area is also well served by reputable schools, including Green Ridge Primary Academy, Berryfields Church of England Primary School, and The Aylesbury Vale Academy.



Accommodation Comprises

Entrance Hallway

Living Room

14' 11" x 14' 8" (4.55m x 4.47m)

Study

11' 1" x 9' 9" (3.38m x 2.97m)

Cloakroom

Kitchen/ Diner

22' 3" x 11' 2" (6.78m x 3.40m)

First Floor & Landing

Bedroom One

19' 11" x 11' 2" (6.07m x 3.40m)

En-Suite

Bedroom Two

14' 11" x 10' 2" (4.55m x 3.10m)

Bedroom Three

9' 9" x 9' 7" (2.97m x 2.92m)

Bathroom

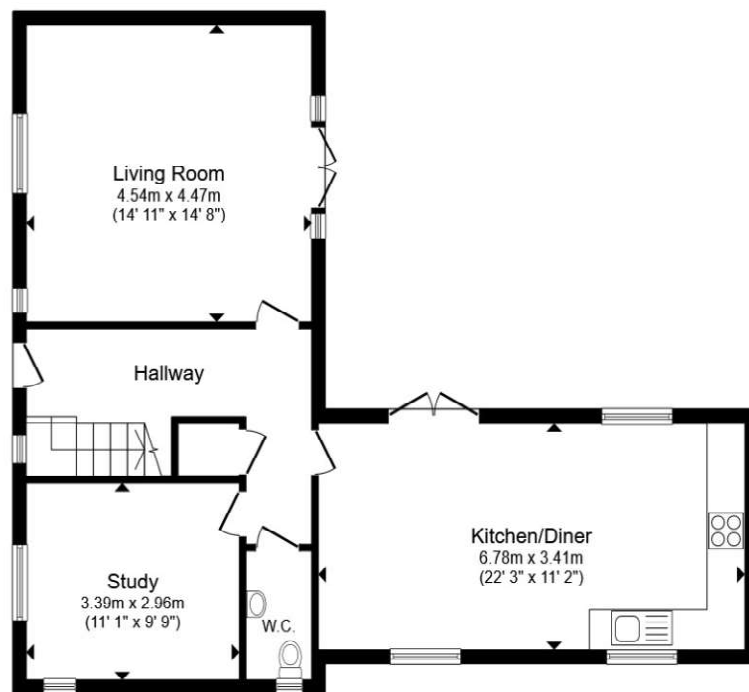
Bedroom Four

11' 4" x 8' 11" (3.45m x 2.72m)

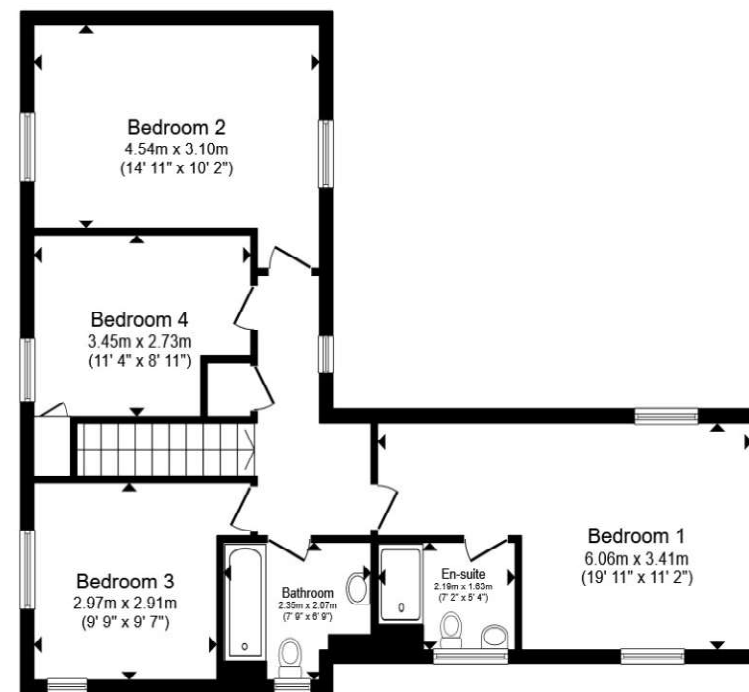
Outside

Rear Garden

Garage



Ground Floor



First Floor

Total floor area 136.4 m² (1,469 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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welcome to

Merryweather Street, Aylesbury

- Sought-after Berryfields development
- Four well-proportioned bedrooms
- Two spacious reception rooms & Large open-plan kitchen/diner
- Family bathroom and en-suite to the master bedroom
- Garage and driveway parking
- Within walking distance of Aylesbury Vale Parkway station
- Close to a range of local amenities (0.6 mile)
- Walking distance to well-regarded local schools (0.6 mile)

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£585,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYL116626 - 0002

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