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Siddington Drive Aylesbury

- Five double bedrooms, three bathrooms
- Three reception rooms plus kitchen/breakfast room
- Double garage, ample parking and EV charging point
- Very well presented throughout
- Walking distance of shops, schools and train station
- Overlooking an open green to the front

Offers in the Region of £650,000 Subject To Contract

24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG
Tel: 01296 791960 / 01525 307600 | Email: Sales@laycoproperties.co.uk
<https://www.laycoproperties.co.uk>



An outstanding five double bedroom detached family home with a wealth of accommodation including three bathrooms, three reception rooms, kitchen/breakfast room and a double garage with ample parking. The home is beautifully presented throughout and situated on the highly desirable Berryfields development overlooking a green to the front. Further benefits include a low maintenance rear garden, utility room and electric car charging point.

Situated within easy walking distance of shops, schools and the train station, an internal viewing is highly recommended to fully appreciate the space and condition this property has to offer.

Accommodation:

Entrance hall: A light entrance to the home with tiled floor and under stairs storage cupboard.

Cloakroom: Fitted with a modern WC and hand basin, tiled floor, partly tiled walls and extractor fan.

Study: An ideal space for someone needing to work from home with window to the front aspect overlooking a green.

Dining room: A double aspect reception room with windows to the front and side aspect. The room is currently being used as another home office and secondary TV room so offers versatility to a buyer!

Living room: A large sitting room, ideal for a family or entertaining. The room is double aspect with window to the side aspect and patio doors leading out to the rear garden.

Kitchen/breakfast room: The kitchen is fitted with a range of modern wall and floor mounted units with worktops above and a 1 1/2 bowl sink and drainer unit. There is an integrated fridge/freezer, dishwasher, double oven and 5 ring gas hob with extractor above. Plenty of space for a table and chairs, tiled floor, window to the rear garden and door to the utility room.

Utility room: Fitted with further storage units, sink and drainer unit with additional drinking water tap, water softener and integrated washing machine. There is a wall mounted gas boiler and door to the side aspect.

Landing: There is a built in airing cupboard and window to the front aspect.

Bedroom one: A large main bedroom with window to the rear aspect and door to the dressing area. The dressing area is fitted with a range of wardrobes and door leading to the en-suite.

Ensuite: Fitted with a modern suite comprising; WC, hand basin and spacious shower cubicle. There is a heated chrome towel radiator, fully tiled walls and floor, window to the rear aspect and extractor fan.

Bedroom two: A double bedroom with a large range of fitted wardrobes and window to the front aspect overlooking a green.

Bedroom three: A double bedroom with window to the front aspect overlooking a green.

Bathroom: Fitted with a modern four piece suite comprising; WC, hand basin, bath and separate shower cubicle. There is a large fitted wall mirror, tiled floor, partly tiled walls, window to the rear aspect, heated chrome towel radiator and extractor fan.

Second floor landing: A spacious landing with galleried recess, loft access and velux window.

Bedroom four: A large double bedroom with window to the front aspect and velux window to the rear.

Bedroom five: A large double bedroom with window to the front aspect and velux window to the rear.

Shower room: Fitted with a modern suite comprising; WC, hand basin and shower cubicle. Tiled floor, partly tiled walls, chrome towel radiator, extractor fan and velux window to the rear.

Double garage: A spacious double garage with two up and over doors, power, light and personal door to the garden. There is a pitched roof providing potential for further storage.

Front/parking: The property boasts a generous driveway with off road parking for four cars and a newly installed electric car charging point.

Rear garden: To the rear is a low maintenance garden featuring a patio area with paved path leading to the side gate and door into the garage. There is an area of decking to the rear, ideal for a table and chairs with the main area of the garden being artificial turf. The garden is enclosed with a combination of brick wall and fencing and there is an outside tap.

Location: Berryfields is a popular, modern development situated on the northern outskirts of Aylesbury and is surrounded by open countryside. The area boasts some wonderful amenities including a coffee shop, Sainsburys, Berrycroft Community Health Centre and a Miller & Carter restaurant and more. The development benefits from good transport links towards Bicester/M40 and also back to Aylesbury town centre. The development is home to Aylesbury Parkway train station which offers services into London Marylebone in approximately 1 hour and 5 minutes. Green Ridge Primary Academy, Berryfields Church of England Primary School and The Aylesbury Vale Academy School are located on the development.

General: Freehold, Buckinghamshire Council, Council tax band: G, EPC: B. £15 a month maintenance charge (Meadfleet), Gas central heating, boiler last serviced May 2025, recently installed EV charging point.



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