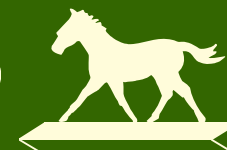




3 Lawson Way, Aylesbury,
Buckinghamshire, HP18 0UW

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury Vale Parkway Station a quarter of a mile away (Marylebone 55 mins)
3 LAWSON WAY, AYLESBURY, BUCKINGHAMSHIRE, HP18 0UW

A FANTASTIC PROPERTY BOASTING BEAUTIFUL ACCOMMODATION SET OVER THREE FLOORS. EXTENDED GROUND FLOOR WITH 2 RECEPTION ROOMS AND REMODELLED KITCHEN AND LARGE BEDROOMS INCLUDING A STUNNING MAIN SUITE. SOUTH FACING GARDEN.

Hall, Cloakroom, Kitchen, Sitting Room, Dining/Garden Room, 2 First Floor Bedrooms and Family Bathroom, Striking Top Floor Bedroom with Ensuite Shower Room. 2 Allocated Parking Spaces. Sunny Rear Garden

GUIDE PRICE £430,000 Freehold

DESCRIPTION

A wonderful 3 storey house on the southern tip of Berryfields. Constructed by messrs Taylor Wimpey approximately 11 years ago this 'Dunton' design property has been remodelled and extended on the ground floor enhancing the beautiful accommodation. This really is a stunning home that boasts some very attractive features including an impressive top floor main bedroom suite.

Beneath a canopy is the composite front door into the hall where there is plenty of coats and boots space. The stairs dog leg up to the first floor and a door leads to the kitchen which is part open plan to the sitting room. The kitchen has hi-gloss soft close white units and granite effect worktops. There is concealed lighting, an integrated fridge, freezer, dishwasher and washing machine and built in a 4 burner gas hob and electric oven. Above the hob is an AEG brushed chrome extractor hood. A great deal of thought has gone into the layout to maximise the area and even the bins are hidden away.

Prior to the sitting room is a cloakroom that has a wc and wash basin and opposite the cloakroom an understairs cupboard can be found. Along one side of the delightful sitting room a bespoke media wall has been constructed incorporating

cupboards, shelving, a recess for a television and a quality 'Gazco' radiance inset fire and stove that has changing LED flame effect. The partially open plan again is the dining/garden room, a superb addition with bi-fold doors to the garden, a full length roof lantern and both indoor and outdoor lighting controls. This room also has underfloor heating.

Almost all the ground floor is adorned with mid oak laminate floor boards.

There are two bedrooms and a family bathroom on the first level, one very generous double bedroom and the other a good size single although the owners did used to have a double bed in the smaller room. The bathroom contains a white suite of wc, wash basin and panelled bath and over the bath is a shower and shower screen. The second floor is given over entirely to the main bedroom and with its substantial dimensions and vaulted ceiling it really is a fabulous bedroom. Wardrobes storage are built in and the bedroom is served by a smart ensuite shower room.

OUTSIDE

A path leads up to the entrance flanked by woodchip beds, all behind a dwarf brick wall.

2 allocated parking spaces are provided.

The back garden is fully enclosed by timber fencing and comprises a stone patio at the end sheltered by a pergola, and around a square of faux grass are more stone slabs.

The aspect is pretty much due south.

COUNCIL TAX - Band D £2,266.29 per annum (2024/2025)

SERVICES

Mains gas, water, drainage and electricity.

VIEWING

Strictly via the vendors agent W Humphries Ltd

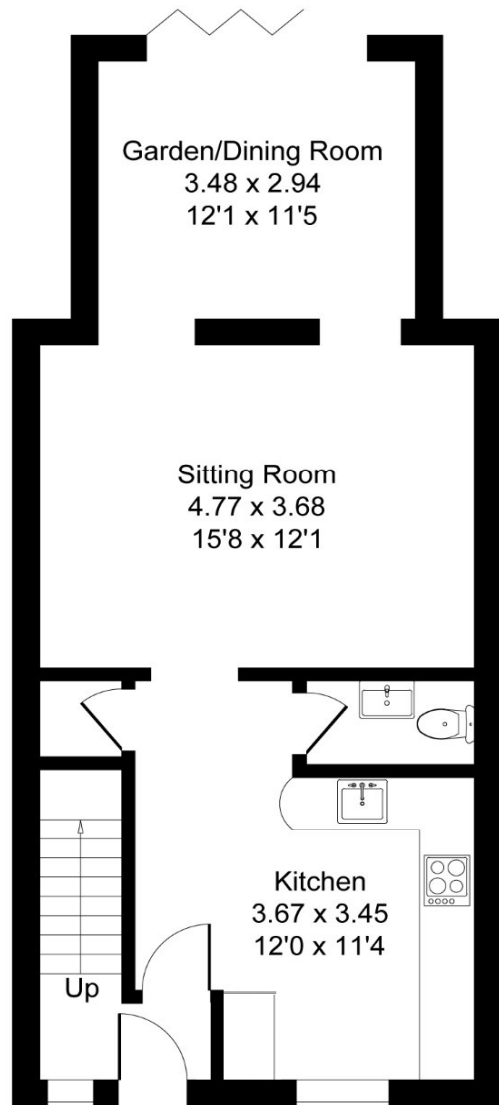




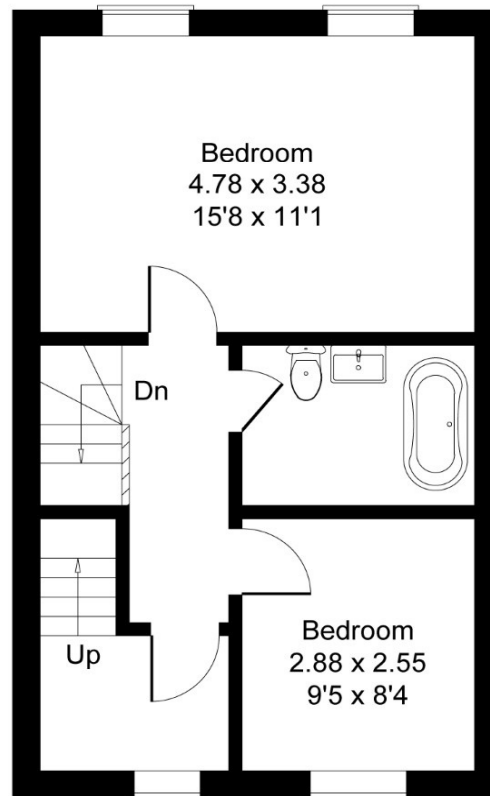
3 Lawson Way

Approximate Gross Internal Area = 124.26 sq m / 1337.52 sq ft

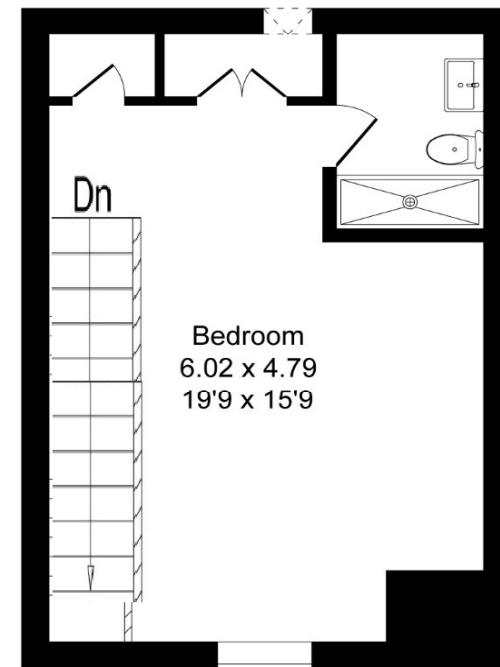
Illustration for identification purposes only,
measurements are approximate, not to scale,
produced by The Plan Portal 2025.



Ground Floor



First Floor



Second Floor



LOCATION

Berryfields is an estate on the northern outskirts of Aylesbury and is well catered for with amenities on the doorstep including a medical centre, food takeaways, a café and a Sainsburys store. There is a play park area and for schooling Berryfields Church of England primary school and Aylesbury Vale Academy secondary school, as well Grammar schools in Aylesbury.

On the doorstep is Aylesbury Vale Parkway train station with services into London Marylebone taking roughly under an hour, for road users there is the A41, and a regular bus route connects Aylesbury to Bicester. Aylesbury has excellent shopping facilities and all you would expect from a modern town including a hospital, leisure centres, a theatre, cinema and many restaurants.





IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

