



**FARLEIGH DRIVE**  
Aylesbury, Buckinghamshire HP18 0NZ



In our opinion, this beautifully presented four double bedroom detached family home offers an exceptional blend of space, style, and practicality, situated in a quiet and discreet position within the ever-popular Berryfields development. Built by Kier Homes and offering approximately 1,537 sq. ft of well-appointed accommodation, the property is finished to a high standard throughout and ideally suited to modern family living.

The ground floor comprises a bright entrance hall, cloakroom, spacious living room, separate dining room, and a well-designed kitchen/breakfast room with adjoining utility room. Upstairs features a generous master bedroom with en-suite shower room, three further double bedrooms, and a modern family bathroom.

**£575,000**

Four Double Bedrooms  
Two Reception Rooms  
Kitchen/Breakfast Room  
Utility Room  
En-Suite To Master Bedroom  
Enclosed Garden  
Driveway & Garage

Tenure: Freehold    EPC Rating: B    Council Tax Band: E



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**A particular highlight of this home is the south-facing rear garden, perfect for enjoying all-day sunshine. In addition, the property benefits from a garage and rare parking provision for up to four vehicles directly adjacent to the house—a highly sought-after feature for modern developments.**

**An EV charging point is also installed.**

**The property is ideally positioned within a five-minute walk of Greenridge Primary School (0.3 mile), Aylesbury Vale Primary School, and Aylesbury Vale Academy (0.4 mile). It is situated alongside a quiet cycle path bordering a protected hedgerow, providing a safe and peaceful route—ideal for families with children. Further benefits include double glazing and gas central heating throughout.**




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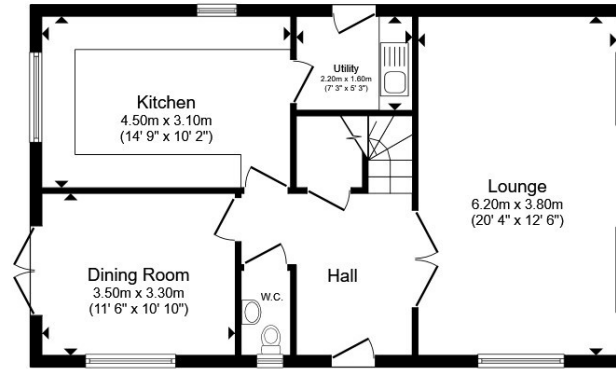
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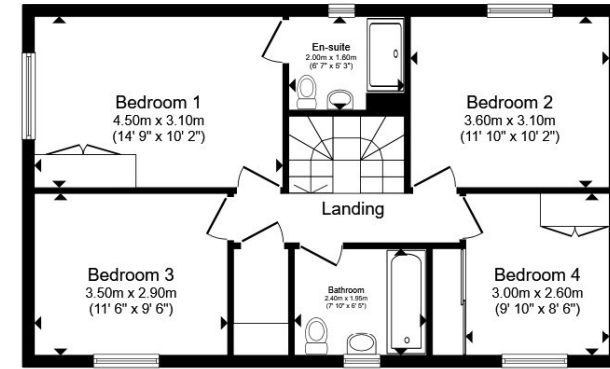
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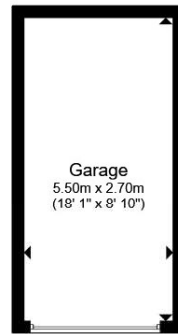
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**Ground Floor**



**First Floor**



**Garage**

Total floor area 142.8 m<sup>2</sup> (1,537 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](http://www.propertybox.io)



Please note the marker reflects the  
postcode not the actual property

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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