



POWERED BY  
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# Domino Way, Aylesbury, HP18 0FZ

Offers Over £440,000

5 3 2



It's Only An Hour From Marylebone But Worlds Apart From The Greater London Lifestyle. This spacious townhouse on a family-friendly modern estate has everything you and your family need. What price do you put on your quality of life?

Berryfields is a popular estate designed with the needs of modern families in mind.

It's only 10 minutes from the centre of historic Aylesbury but has everything you need much closer to hand. The Children`s playpark is around the corner, there's a handy Sainsbury's Local and even a new train station nearby that will make the daily commute a breeze.

When you weigh up what you will buy on the edge of the beautiful Buckinghamshire countryside compared to inside the M25 there really is no comparison.

This versatile three-storey townhouse may be 11 years old but it's been wonderfully well looked after, it will be like moving into a new home.

Actually, it will be much better than moving into a new home. All the annoying newbuild snags will have been sorted long ago and the sun-trap south-facing garden has already been landscaped for you.

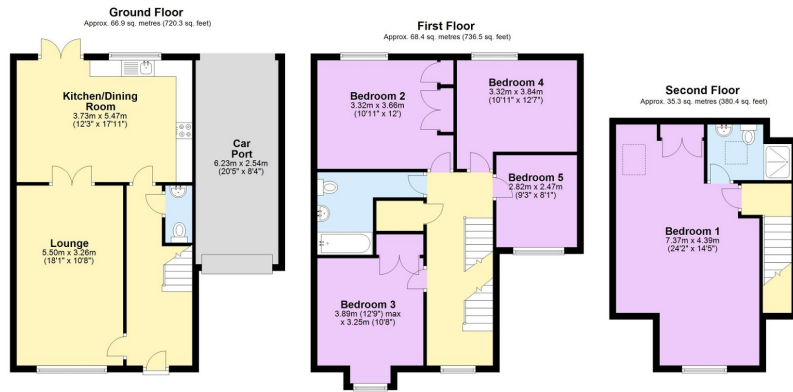
The ground floor has a spacious living room and a stylish and well-equipped kitchen/diner at the rear.

French doors open to the south-facing rear garden, which has a lovely patio to sit out and enjoy the sun and a lawn for the kids to play on.

The first floor has four bedrooms and a family bathroom, with a substantial master bedroom suite taking up the whole of the top floor.

There's parking on the drive for a couple of cars in front of the built-





Total area: approx. 170.7 sq. metres (1837.2 sq. feet)

- Five Bedrooms Semi-Detached Family Home
- Open plan kitchen/breakfast and family room
- Family bathroom
- No Onward Chain
- Ref: JV0032
- Main Bedroom with Bathroom & Shower En-suite
- Spacious lounge and family room
- Close to Local Schools
- Council Tax Band Band E

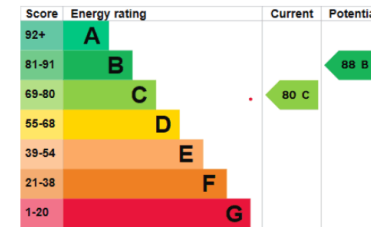


[View this property on Rightmove](#)

### Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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