



Birmingham Drive

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7AG



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Williams Properties are delighted to present this five bedroom detached house in the sought after development of Kingsbrook, Aylesbury. The property is in fantastic condition and comprises an entrance hall, two reception rooms, kitchen, utility, downstairs cloakroom, five bedrooms, two en suites and two family bathrooms. Outside there is a well maintained garden, double garage & driveway parking. Viewing comes highly recommended on this lovely home.

Asking price £640,000

Kingsbrook

Kingsbrook is a new and exciting development on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has a popular primary school and family facilities including a children's play areas, and nearby there is a doctors surgery and a choice of shopping including Tesco Express, Lidl and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – The Grange & Aylesbury Grammar Schools

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the lounge, dining room, wc and kitchen. Stairs rise to the first floor.

Lounge

Lounge consists of a bay window, carpet laid to floor, light pendants to ceiling, wall mounted radiator and French doors to the garden. Space for a large sofa set and a range of other furniture.





- Kingsbrook
- Five Bedrooms
- Great Order Throughout
- Well Maintained Garden
- Detached Family Home
- Two En Suite Bathrooms
- Double Garage
- Viewing Highly Recommended

Kitchen

Kitchen consists of a range of wall and base mounted units with inset sink bowl unit and mixer tap, inset gas hob, splashback and overhead extractor, integrated dishwasher, double oven and fridge/freezer. Door to the utility.

Utility

Utility comprises a range of wall and base mounted units, space for washing machine and a door leading out to the garden.

Downstairs Cloakroom

Cloakroom consists of a low level wc, pedestal hand wash basin and wall mounted radiator.

Dining Room

Dining room consists of a bay window, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a dining table set.

First Floor

Doors to three bedrooms and bathroom. Stairs rise to the second floor.

Bedroom & En Suite

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other bedroom furniture. En suite comprises a low level wc, hand wash basin, panelled bathtub and enclosed shower cubicle.



There is a popular primary school, children's play area, public house and a doctor's surgery nearby. There is also regular bus services into and around the town centre. The development is 1.7 Miles from Aylesbury bus & train station with the property being a short walk from picturesque canals with the development being 60% wild-life friendly green space.



Bedroom & En Suite

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, built-in wardrobe as well as desk, wall mounted radiator and space for a double bed and other bedroom furniture. En suite comprises a low level wc, enclosed shower cubicle and hand wash basin.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a single bed and other bedroom furniture.

Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower attachment, tiling to splash sensitive areas, wall mounted radiator and a frosted window.

Second Floor

Doors to two further bedrooms and bathroom.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, built-in double wardrobe, wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other bedroom furniture.

Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle, tiling to splash sensitive areas, wall mounted radiator and a frosted window.

Rear Garden

Well maintained rear garden with a paved patio leading to an expanse of lawn laid separated by a garden fence, fully enclosed with timber fencing,

Double Garage & Parking

Double garage with electric up and over doors, block paved driveway to the front with space for multiple vehicles.

Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(99-98) C			
(55-68) D				(95-93) D			
(39-54) E				(91-84) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



Williams



Approximate total area⁽¹⁾
 2113.44 ft²
 196.34 m²

Reduced headroom
 28.26 ft²
 2.63 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.