



Brewery Lane

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7DH



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Williams Properties are pleased to welcome to the market this three bedroom house in the new development of Kingsbrook, Aylesbury. The property is in great order throughout and benefits from an entrance hall, living room, kitchen/diner, WC, three bedrooms with en-suite to master and a family bathroom. Outside there is an enclosed rear garden and parking for two vehicles. Viewing is highly recommended on this lovely home.

## Offers in excess of £380,000

- Popular Location
- Kitchen/Diner
- Downstairs Cloakroom
- Parking
- Three Bedroom House
- En Suite To Master Bedroom
- Fantastic Order Throughout
- Enclosed Rear Garden

### 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 D

### Local Authority

Buckinghamshire Council

### Charges

Estate charges TBC

### Services

All main services available

### Entrance Hall

Enter through the front door into the entrance hall with doors to the living room, kitchen, cloakroom and storage cupboard. Carpeted stairs rise to the first floor.



There is a popular primary and secondary school within the estate, 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.



**Living Room**

Dual aspect living room with wood effect flooring, light fittings to ceiling, radiator and space for a sofa set and other furniture.

**WC**

WC comprises a hand wash basin, half height tiling to walls, low level wc and wall mounted radiator.

**Kitchen/Diner**

The Kitchen/Diner consists of a range of wall and base mounted units with square edge worktops, inset sink bowl unit with mixer tap, inset gas hob, oven, splashback and extractor fan, integrated fridge/freezer and dishwasher and space for washing machine. Space for a dining table set. Doors lead out to the garden.

**First Floor**

Doors to all bedrooms, bathroom and airing cupboard.

**Bedroom & En Suite**

Bedroom consists of a window to the side aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a king size bed and other furniture. En suite comprises a low level w/c, pedestal hand wash basin, enclosed shower cubicle, radiator and a frosted window.

**Bedroom**

Bedroom consists of a window to the front aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

**Bedroom**

Bedroom consists of a window to the side aspect, carpet laid to floor, radiator, light fitting to ceiling and space for a single bed and other furniture.

**Bathroom**

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

**Rear Garden**

Fully enclosed rear garden with a paved patio and grass area, gated access to the front of the property.

**Parking**

Parking for two 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
Very energy efficient - lower running costs			96
(92-95) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-95) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

