



Coronet Road

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BY



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Williams Properties are delighted to bring to the market this three bedroom semi-detached house in the new development of Kingsbrook, Aylesbury. Accommodation comprises an entrance hall, lounge/diner, kitchen, downstairs WC, three bedrooms with en-suite to master and a family bathroom. Outside there is an enclosed rear garden and driveway parking. Viewing is highly advised on this ideal home.

Offers in excess of £375,000

- Kingsbrook
- Three Bedroom House
- Lounge / Diner
- Driveway Parking
- Close To Schools
- Close To Amenities
- En Suite To Master Bedroom
- Viewing Highly Advised

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

Services

All main services available

Entrance Hall

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



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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.



WC

Comprising of a hand wash basin, half height tiling to walls, wc and radiator.

Kitchen

Kitchen comprises a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap and window over, inset gas hob, oven, and extractor fan, integrated fridge/freezer, washing machine and dishwasher. Under cabinet lighting, tiled flooring, radiator and spotlights to ceiling.

Lounge / Diner

Lounge/diner consists of wood effect flooring, French doors leading out to the rear garden, radiators, light fitting to ceiling, storage cupboard and space for a sofa set, dining table and chairs and other furniture.

First Floor

Doors to all bedrooms and bathroom. Loft access with storage.

Bedroom & En Suite

Bedroom consists of a window to the rear aspect, built in wardrobe, carpet laid to floor, light fitting to ceiling, radiator and space for a king size bed and other furniture. En suite comprises a pedestal hand wash basin, low level wc, enclosed shower cubicle, radiator and half height tiling to walls.

Bedroom

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

Bedroom

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

Bathroom

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

Rear Garden

Enclosed rear garden with a paved patio area, grass laid to the remainder with built in planters, outside tap, power sockets, garden shed and gated access to the driveway. There is a water softener to the front of the property.

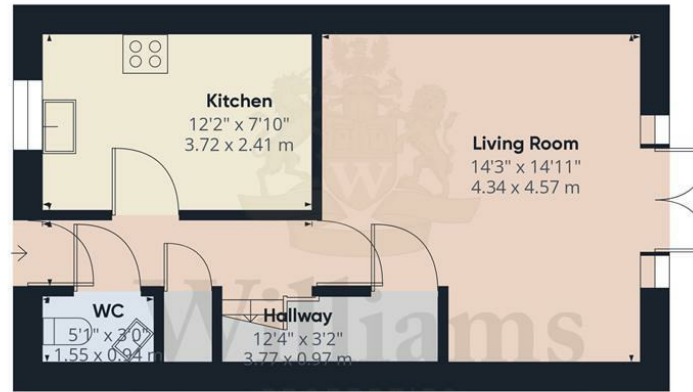
Parking

Block paved driveway for two vehicles.

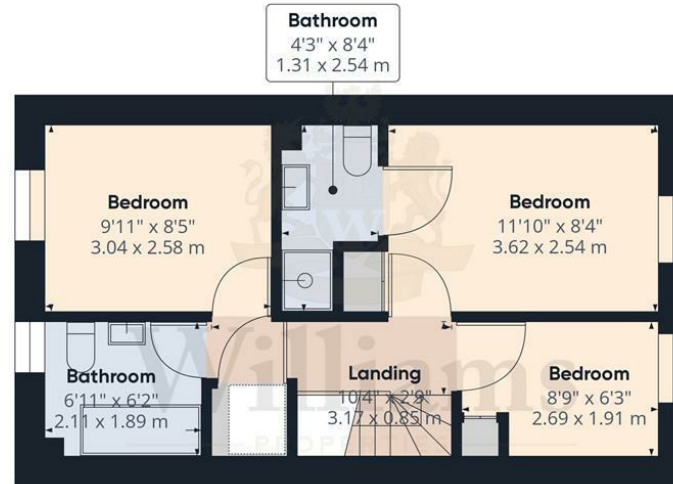
Buyer Notes

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	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	84	England & Wales		EU Directive 2002/91/EC	96



Floor 0



Floor 1



Approximate total area¹⁰
747.93 ft²
69.48 m²

Excluding balconies and terraces

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

GIRAFFE 360



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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.