



Armstrongs Fields

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BR



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Williams properties are delighted to offer to the market this stylish three bedroom house set on the highly sought after Kingsbrook development. This property consists of a kitchen, lounge, downstairs cloakroom, three bedrooms, en suite and bathroom. Outside there is an enclosed rear garden and off road parking. Viewing comes highly recommended on this well presented home.

Offers in excess of £415,000

- Kingsbrook Development
- Set Over Three Floors
- Enclosed Rear Garden
- Close To Schools
- Three Bedroom House
- En Suite To Master Bedroom
- Off Road Parking
- 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 E

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor and doors to the wc, kitchen and lounge.



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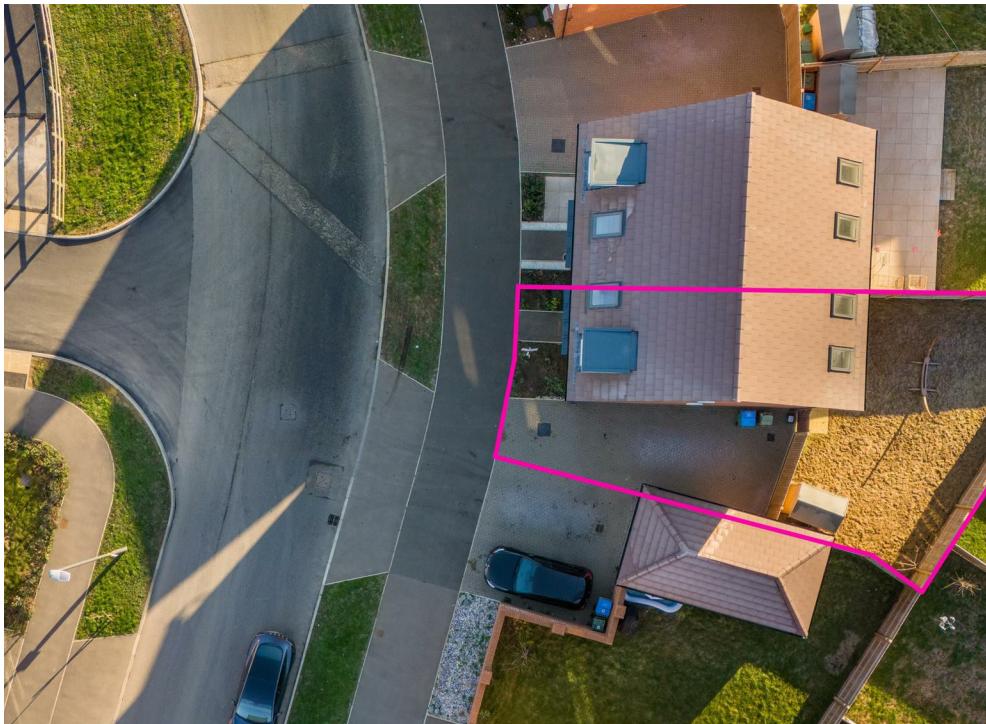


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There is a popular primary school, children's play area, public house and a doctor's surgery nearby. There is also regular bus services into and around the town centre. The development is 1.7 Miles from Aylesbury bus & train station with the property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



WC

Comprising of a low level wc, hand wash basin and radiator.

Kitchen

Kitchen consists of a range of wall and base mounted units with square edge worktops, inset stainless steel sink unit with drainer and mixer tap, inset electric hob, oven, splashback and extractor, integrated fridge/freezer and dishwasher, space for washing machine. Window to the front aspect, wood effect flooring and space for a breakfast table.

Lounge

Lounge consists of wood effect flooring, light fittings to ceiling, radiators, French doors leading out to the rear garden, storage cupboard and space for a sofa set and a range of other furniture.

First Floor

Doors to two bedrooms and family bathroom. Stairs rise to the second floor.

Bedroom

Bedroom consists of windows to the front aspect, wood effect flooring, light fitting to ceiling, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of windows to the rear aspect, wood effect flooring, light fitting to ceiling, radiator and space for a double bed and other furniture. Door to the bathroom.

Bathroom

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

Second Floor

Door to a further bedroom.

Master Bedroom & En Suite

Dual aspect bedroom with carpet laid to floor, light fittings to ceiling, radiator, eaves storage, access to the loft and space for a king size bed and other furniture. En suite comprises an enclosed shower cubicle, low level wc, hand wash basin and radiator.

Rear Garden

Enclosed rear garden with a patio area leading to an area of grass, garden shed and gated access to the front.

Parking

Block paved driveway with space 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 | | | |
| (A-1) | A | 85 | 95 |
| (B-8) | B | | |
| (C-1) | C | | |
| (D-4) | D | | |
| (E-5) | E | | |
| (F-3) | F | | |
| (G-2) | G | | |
| Not energy efficient - higher running costs | | | |
| Very environmentally friendly - lower CO2 emissions | | Current | Potential |
| (A-1) | | | |
| (B-8) | | | |
| (C-1) | | | |
| (D-4) | | | |
| (E-5) | | | |
| (F-3) | | | |
| (G-2) | | | |
| Not environmentally friendly - higher CO2 emissions | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (A-1) | | | |
| (B-8) | | | |
| (C-1) | | | |
| (D-4) | | | |
| (E-5) | | | |
| (F-3) | | | |
| (G-2) | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |



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For clarification, we wish to inform prospective 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.