



# Emperor Lane

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7DE



**Williams**  
PROPERTIES

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Williams Properties offer to the market this fantastic four bedroom detached townhouse in the new development of Kingsbrook, Aylesbury. The property benefits from an entrance hall, downstairs cloakroom, living room and kitchen to the ground floor, three bedrooms and family bathroom to the first floor, and master bedroom & en suite to the second floor. Outside there is an enclosed rear garden, single garage & driveway parking. Viewing comes highly recommended.

## Offers in excess of £565,000

- Kingsbrook
- Four Bedroom House
- Garage & Parking
- Set Over Three Floors
- Close To Schools
- En Suite & Downstairs Cloakroom
- Close To Amenities
- Ideal Family Home

### 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 cloakroom, living room and kitchen. Stairs rise to the first floor. Under stairs storage cupboard.

### Downstairs Cloakroom

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



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.



### Living Room

Living room consists of a bay window to the front aspect, carpet laid to floor, radiator, light fittings to ceiling and space for a sofa set and other furniture.

### Kitchen

Kitchen consists of a range of base and wall mounted units with square edge worktops, inset stainless steel sink unit, inset gas hob, extractor and splashback, integrated fridge/freezer, oven and grill, washing machine and dishwasher. Under cabinet lighting, spotlights to ceiling, radiators, wood effect flooring and a window to the rear aspect. Space for a dining table set and French doors lead out to the garden.

### First Floor

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

### Bedroom

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

### Family Bathroom

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

### Second Floor

Door to the master bedroom and airing cupboard.

### Master Bedroom & En Suite

Bedroom consists of built in wardrobes, dual aspect windows, carpet laid to floor, light fittings to ceiling, radiators and space for a king size bed and other furniture. En suite is part tiled and comprises a low level wc, enclosed shower cubicle, pedestal hand wash basin, heated towel rail and window.

### Rear Garden

Fully enclosed rear garden with a paved patio, lawn area, courtesy door to the garage and gated access to the front.

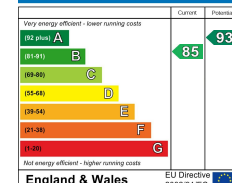
### Garage & Parking

Single garage with up and over door, light and power. Driveway parking in front of the garage.

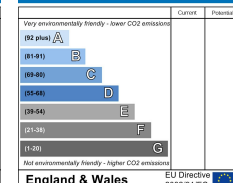
### Buyer Notes

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.

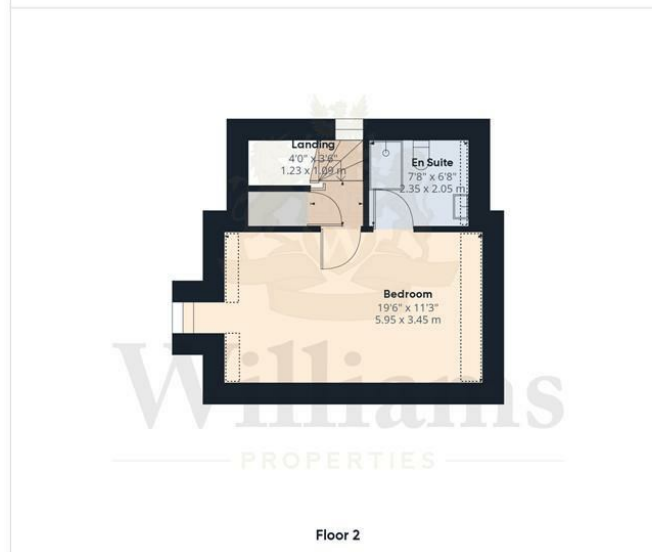
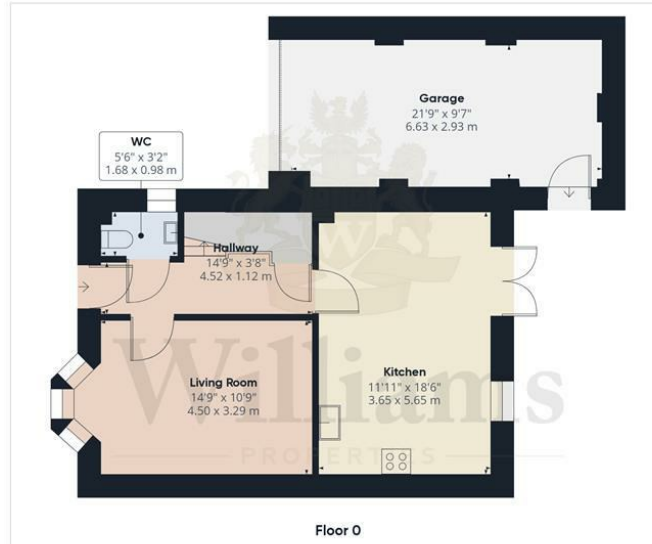
#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



85 93



Approximate total area<sup>(1)</sup>  
1525.18 ft<sup>2</sup>  
141.69 m<sup>2</sup>

Reduced headroom  
26.93 ft<sup>2</sup>  
2.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

(2) 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.

GIRAFFE 360



Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
Web: www.williams.properties  
Tel: 01296 435600

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.