



Williams
For Sale
01296 435600

ARAGON WAY

Aragon Way

| Broughton | | HP22 7DJ



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Williams Properties are delighted to welcome to the market this fantastic three bedroom detached family home situated in a no through road on the exclusive Kingsbrook development in Aylesbury. The property enjoys a light and airy feel throughout and boasts a kitchen/diner, living room, downstairs WC, master bedroom with en-suite, two further bedrooms and bathroom. Enclosed rear garden and a single garage & driveway to the rear of the property. Viewing comes highly recommended on this superb family home.

Offers in excess of £440,000

- Stylish Detached House
- Sought After Development
- En-suite To Master Bedroom
- Easy Access To A41
- Three Bedrooms
- Garage And Driveway
- Close To Amenities
- Regular Bus Services Available

Kingsbrook

Kingsbrook is a brand new 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 is within close proximity to a parade of shops, popular pub and there is easy access into the Town Centre. Local Primary & Junior Schools – 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 consisting of stairs rising to the first floor and doors to living room, downstairs cloakroom and dining room, with a light pendant to the ceiling and luxury wood effect laminate laid to floor

Living Room

This stylish living room features double aspect windows to the front and side aspect, luxury herringbone style vinyl flooring laid to floor, light pendant to ceiling and wall mounted radiator. Space for a sofa suite and other living room furniture.



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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.



W/c

The downstairs cloakroom comprises of a low level w/c, pedestal hand wash basin with half height tiled walls, luxury wood effect laminate flooring laid to floor and a wall mounted radiator.

Dining Area

The dining area consists of wood effect flooring, window to the side aspect, French doors leading out to the garden and is open plan to the kitchen. Single light pendant to the ceiling, a wall mounted radiator and space for dining table and chairs and other furniture.

First Floor

Doors to all three bedrooms and bathroom, there is carpet laid to floor, a window to the rear aspect and access to the loft space.

Bedroom One

Bedroom one features double aspect windows to the front and side aspect, built in wardrobes, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Door to the en suite. Space for a king/double bed and other bedroom furniture.

En-suite

Ensuite comprises of a low level WC, hand wash basin and enclosed double shower cubicle. Tiling to splash sensitive areas, a wall mounted radiator and a frosted window to the front aspect.

Bedroom Two

Bedroom two features double aspect window to the front and side aspect, built in wardrobe, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Space for a king/double bed and other bedroom furniture.

Bedroom Three

Bedroom three consists of a window to the side aspect, a single light pendant to ceiling, a wall mounted radiator and carpet laid to floor. Space for a single bed and a range of other bedroom furniture.

Bathroom

Bathroom comprises of a low level WC, hand wash basin and a panelled bathtub with shower attachment and shower screen. Tiling to splash sensitive areas and half height tiling to the remainder. A wall mounted radiator a frosted window to the side aspect and tiled flooring.

Garden

Fully enclosed rear garden with a large paved patio area and grass laid to the remainder. There is extra garden space situated behind the garage currently housing a good size storage shed and gated access to the driveway.

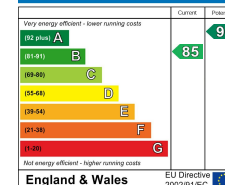
Garage and Driveway

Single garage & driveway for two vehicles to the rear of the property. Garage with up and over door, light and power.

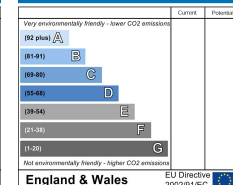
Buyers Notes

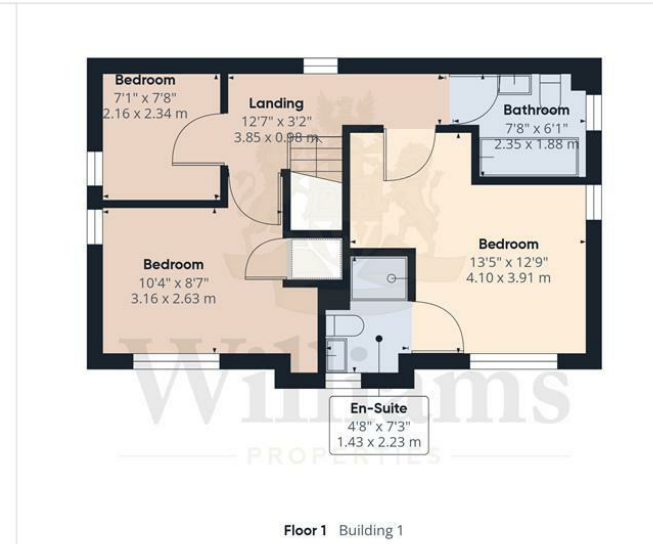
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Approximate total area⁽¹⁾
1116.75 ft²
103.75 m²

(1) 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.