



Marsworth Drive

Kingsbrook | Aylesbury | Bucks | HP22 7BG



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Williams Properties are pleased to welcome to the market this *NO CHAIN* four bedroom home in the new development of Kingsbrook, Aylesbury. The property benefits from an entrance hall, lounge, kitchen/diner, downstairs shower room, four double bedrooms, en-suite and a family bathroom. Outside offers a low maintenance garden and two allocated parking spaces. Viewing is highly recommended on this property.

Offers in excess of £415,000

- Popular Location
- *No Chain*
- Three Bathrooms
- Good Road Links
- Four Bedroom Townhouse
- Low Maintenance Garden
- Close To Schools And Amenties
- Viewing Highly Recommended

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, Wenzels and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – Kingsbrook Secondary School, The Grange & Aylesbury Grammar Schools.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Estate Charge

Maintenance £308.36 approx. per annum

Services

All main services available

Entrance

Enter through the front door into the entrance hall consists of tiled flooring laid to the floor, light fitting to the ceiling, a wall mounted radiator, and doors to two bedrooms and downstairs shower room. Carpeted Stairs rising to the first floor landing.

Bedroom

The bedroom consists of window to the front aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other bedroom 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.



Bedroom

This Bedroom can be alternatively used as an extra reception room if a fourth bedroom isn't needed and consists of French doors leading out to the garden, tiled flooring laid to the floor, light fitting to ceiling, a wall mounted radiator and space for a king size bed and other bedroom furniture.

Downstairs Shower Room

The downstairs shower room comprises of a pedestal hand wash basin, low level w/c, a double shower cubicle, tiles laid to the floor and half height tiling to walls, spot lighting to the ceiling, wall mounted radiator and a large storage cupboard.

First Floor

There are doors to the living room and kitchen/diner and stairs rising to the second floor. Carpet Laid to the floor, light fitting to the ceiling and a wall mounted radiator.

Living Room

The living room consists of two sets of French doors opening out to Juliette balconies, carpet laid to floor, light fitting to ceiling and a wall mounted radiator. There is space for a sofa suite, and a range of other furniture.

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 and drainer, inset gas hob, splashback and overhead extractor, integrated fridge/freezer, washing machine, dishwasher and oven. tiled flooring, a wall mounted radiator, light fitting to ceiling and windows to the rear aspect.

Second Floor

Carpeted stairs rising from the first floor with light fitting to the ceiling, doors to two further bedrooms one with ensuite and family bathroom. Access to the loft.

Bedroom

The bedroom consists of windows to the front aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a king size bed and other bedroom furniture.

Bedroom And Ensuite

The bedroom consists of windows to the rear aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a super king size bed and other bedroom furniture. Ensuite comprises a low level w/c, pedestal hand wash basin, enclosed shower cubicle with tiling to splash sensitive areas and a heated towel rail.

Rear Garden

This low maintenance garden with a patio area, the remainder laid with shingle, gated access to the rear, all fully enclosed with fencing.

Parking

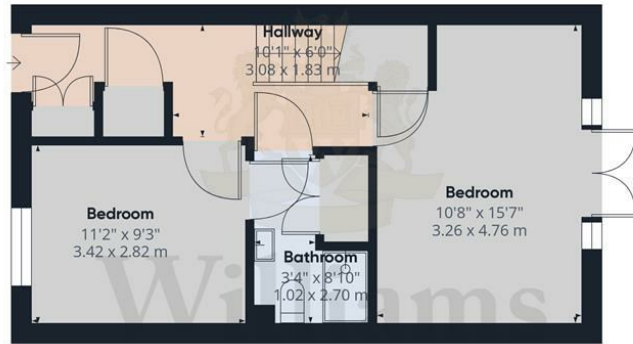
Two allocated spaces to the front of the property.

Buyers Notes

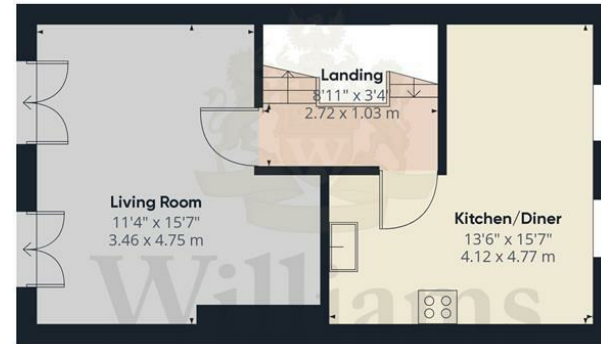
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

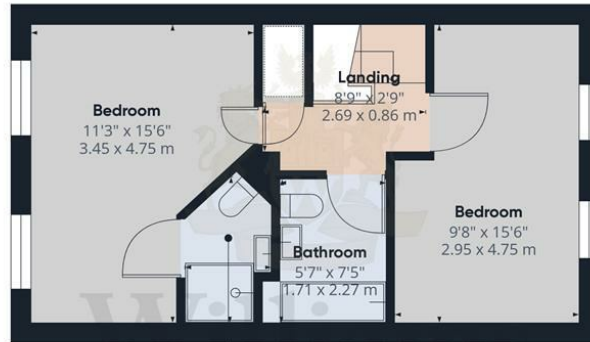
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-08) D			
(07-04) E			
(11-03) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



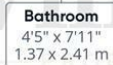
Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1223.1 ft²
113.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.