



11 Coronet Road

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BY



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NEW INSTRUCTION!! Williams Properties are delighted to bring to the market this well presented family three bedroom semi-detached house in the new development of Kingsbrook, Aylesbury, and comprises entrance hall, lounge/diner, kitchen, downstairs WC, three bedrooms with En-suite to master and a family bathroom, enclosed rear garden and driveway parking. Viewing is highly recommended!! Available 27th September 2024.

Per month £2,000 Per month

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

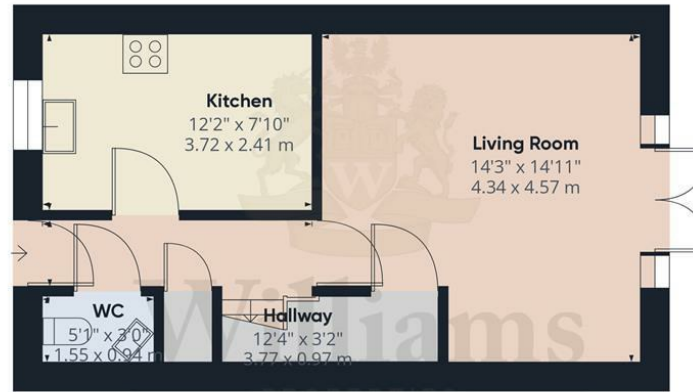


There is a popular primary school, children's play area, public house and a doctor's surgery nearby. There is also regular bus services into and around the town centre. The development is 1.7 Miles from Aylesbury bus & train station with the property being a short walk from picturesque canals with the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

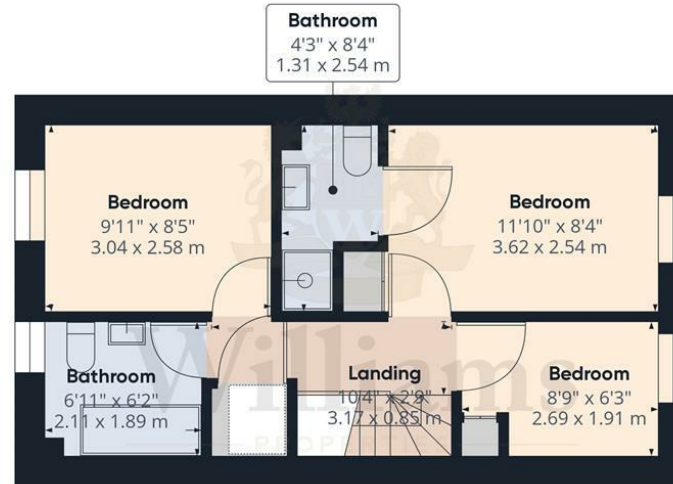


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92-95) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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.