



22 Teasel Street

Broughton | Aylesbury | | HP22 7BU



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Williams Properties are pleased to present a stylish two bedroom coach house on the highly sought after Kingsbrook development. The property has two double bedrooms, two refitted bathrooms, large open plan living kitchen room, Parking via gated entrance and communal bin and bikes stores and a further private storage cupboard.

## Offers in excess of £290,000

- Popular Development
- Freehold
- Refitted Stylish Bathrooms With Under Floor Heating
- Gas Central Heating
- Two Double Bedrooms
- Ensuite To Master Bedroom
- Gated Parking Area
- Viewings 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 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

### Local Authority

Buckinghamshire Council

### Council Tax

Band C

### Services

All main services available

### Entrance Hall / Landing

Double glazed composite door to entrance hall with carpeted stairs rising to the landing. Doors to all rooms and window to rear aspect.



A stylish coach house set on the exciting new Kingsbrook area just a stone throw away from the basin with all the amenities. The property offers two bedrooms, two bathrooms, carport in a gated parking area.



**Kitchen**

This Fully fitted kitchen is open plan to the living area and consists of base and wall mounted units, work tops with inset sink, built in oven, hob, extractor, dishwasher and space for a fridge freezer, washing machine/dryer and a dining set . There is under unit lighting, Amtico flooring, light fitting to the ceiling and window to the rear aspect with a fitted blind.

**Living Area**

The Kitchen is open plan to the living area and consists of Amtico flooring laid to the floor, window to the front aspect with fitted blinds, a wall mounted radiator and space for sofa set and other furnishings.

**Bedroom**

This generous bedroom consists of carpet laid to the floor, light fitting to the ceiling, with space for a super king bed, and other bedroom furniture. Window to front aspect with fitted blinds and door to the newly fitted en-suite.

**Ensuite**

This newly fitted fantastic ensuite is fully tiled to all walls and the floor and features a double shower cubicle, wash basin , WC, shaver point, room extractor, spot lighting to the ceiling, heated towel rail, under floor heating and a frosted window to rear aspect.

**Bedroom**

This good size second bedroom consisting of carpet laid to the floor, light fitting to the ceiling and space for a double bed and other bedroom furniture. window to front aspect with fitted blinds and a door to a storage cupboard.

**Bathroom**

This beautiful newly fitted wet room style bathroom is fully tiled to all walls and the floor and consists of under floor heating, a walk in shower and glass screen, WC, wash basin with a vanity unit, heated towel rail, room extractor and a frosted window to rear aspect.

**Outside**

There is a pathway with a strip of lawn either side leading to the front door. Communal bin store, communal bike store, private storage cupboard and electric gates to the parking area.

**Storage Cupboard**

There is a private storage cupboard situated under the stairs of this property accessed from the parking area, this features a composite door, shelving, power and lighting.

**Parking**

Allocated parking in a communal gated car park. Visitors spaces available.

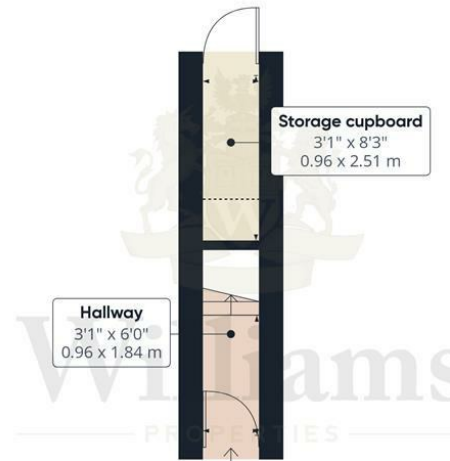
**Estate Charge**

£384 every 6 months

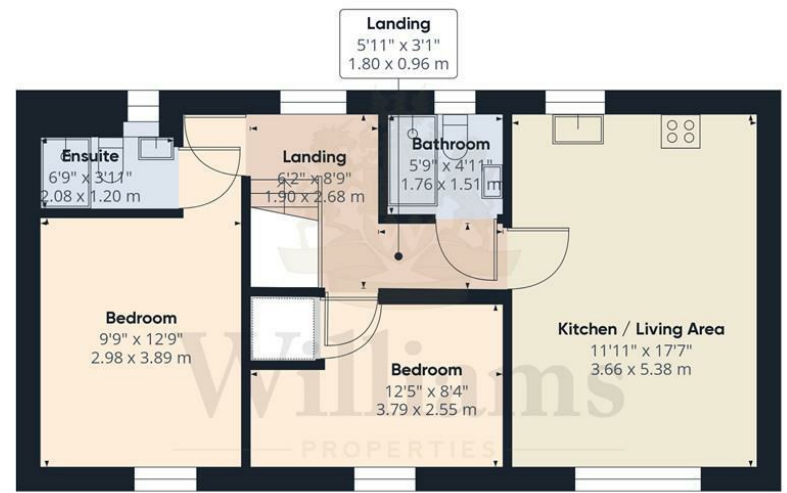
**Buyer Notes**

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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			96	(82 plus) A			
(81-91) B			82	(61-81) B			
(69-80) C				(50-60) C			
(55-68) D				(39-49) D			
(39-54) E				(29-38) E			
(21-38) F				(17-28) F			
(1-20) G				(1-16) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
613.44 ft<sup>2</sup>  
56.99 m<sup>2</sup>

**Reduced headroom**  
6.14 ft<sup>2</sup>  
0.57 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.