



20 Coronet Road

Broughton | Aylesbury | HP22 7BY



Williams
PROPERTIES

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Williams Properties would like to present this detached four bedroom property in the popular Kingsbrook development, Aylesbury. Accommodation comprises an entrance hall, living room, cloakroom, kitchen/diner, four bedrooms, ensuite and family bathroom. Outside there is an enclosed rear garden, garage with and driveway parking. Viewing comes highly recommended.

Asking price £450,000

- *NO CHAIN*
- 4 BEDROOM DETACHED
- ENCLOSED REAR GARDEN
- CLOSE TO AMENITIES
- POPULAR LOCATION
- GARAGE & DRIVEWAY
- CLOSE TO SCHOOLS
- 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 popular family facilities including children's play areas. There is also regular bus services into and around the town centre.

Local Authority

Buckinghamshire Council

Council Tax

Band E

Services

All main services available

Estate Charge

Estate Charge can be paid twice yearly or once yearly or monthly.

Charge- TBC

Entrance Hall

Enter through the front door into the entrance hall with Amtico laid to the floor, light fittings to the ceiling, a wall mounted radiator and a under stairs storage cupboard. Stairs rising to the first floor and doors to the living room, WC and kitchen/diner .



The property is within walking distance to amenities at the basin which include a Tesco store, Wenzels Bakery and near by a doctors surgery. Local schools include brand new Kingsbrook primary and secondary schools, The Grange School, St. Louis Catholic Primary School and Aylesbury High and Grammar Schools'



Living Room

Living room consists of a window to the front aspect, carpet laid to floor, 2 x light fittings to ceiling, radiator and space for a sofa set and other furniture.

Kitchen/Diner

A modern kitchen/diner consisting of a range of wall and base mounted units with worktops, inset sink bowl unit with window over, inset gas hob, splashback and cooker hood over, integrated double oven, fridge/freezer and dishwasher. Window overlooking rear aspect and patio doors leading out to the rear garden. There is a large utility cupboard with a roll top worksurface and space and plumbing for a washing machine and dryer. Amitco flooring.

Cloakroom

Comprising low level WC, hand wash basin & wall mounted radiator.

First Floor

Carpeted stairs rising from the ground floor with doors to all bedrooms and family bathroom, access to loft space.

Bedroom & Ensuite

Bedroom consists of a window to the front aspect, carpet laid to floor, a wall mounted radiator, light fitting to ceiling and space for a super king bed and other bedroom furniture. En suite comprises an enclosed shower cubicle, hand wash basin, w/c, with fitted cupboard under, spot lighting to ceiling, heated towel rail and window to the side aspect.

Bedroom

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

Bedroom

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

Bedroom

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

Bathroom

Comprising of a panelled bathtub with shower and screen, low level WC, hand wash basin, tiling to splash sensitive areas and a wall mounted radiator. Frosted window to side aspect.

Garden

Fully enclosed private garden consists of patio with artificial grass laid to the remainder, side gate leading to driveway.

Garage And Parking

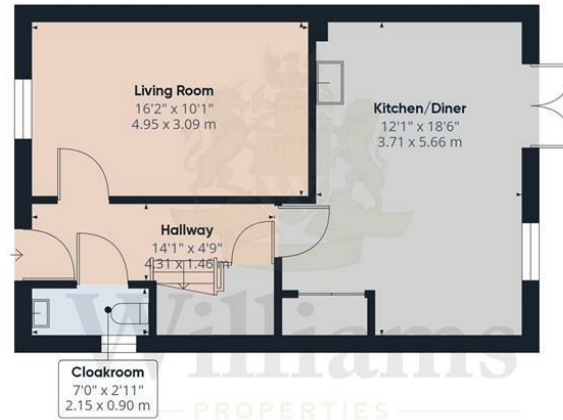
Covered driveway parking to the side of the property leading to garage with power & light, up and over door. Side gate to rear garden.

Buyer Notes

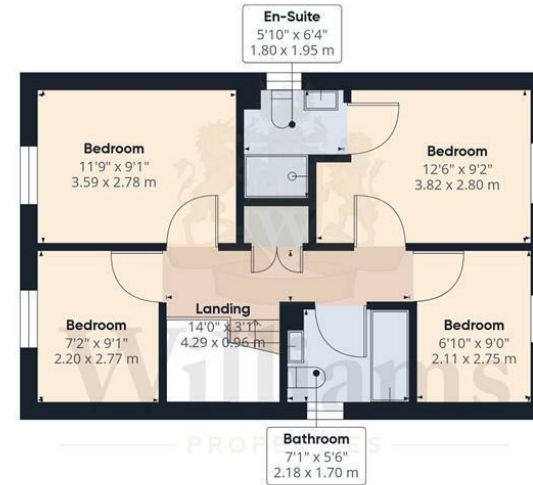
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Preferred
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	

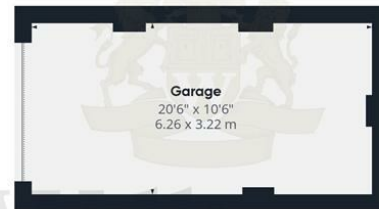
Environmental Impact (CO ₂) Rating		Current	Preferred
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1223.64 ft²
113.68 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.

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.