



Barge Crescent

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BH



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No Chain Williams Properties are delighted to welcome to the market this superb four bedroom detached family home situated on the exclusive Kingsbrook development in Aylesbury. The property is in great order throughout and consists of a living room, kitchen/diner, downstairs cloakroom, a utility, four bedrooms, an en-suite and family bathroom. Outside there is a low maintenance garden, garage & driveway parking. Viewing comes highly recommended on this lovely home.

Offers in excess of £535,000

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

Services

All main services available

Entrance Hallway

Enter through the front door into the entrance hall with doors to the living room, kitchen, cloakroom and storage cupboard. Carpeted stairs rise to the first floor.

Cloakroom

This downstairs cloakroom is comprised of a low level WC, a hand wash basin with a mixer tap and wall mounted radiator.





- *NO CHAIN*
- Four Bedroom Detached House
- Garage & Driveway Parking
- En Suite & Family Bathroom
- Enclosed Rear Garden
- Great Order Throughout
- Close To Schools & Amenities
- Viewings Highly Recommended

Living Room

This front-to-back living room consists of a bay window to the front aspect, French doors to the rear garden, wood effect flooring, a wall mounted radiator, pendant light fittings to the ceiling and space for a sofa suite and other lounge furniture.

Kitchen/Diner

This modern kitchen features a range of wall and base mounted units with worktops, an inset sink bowl unit with mixer tap, inset gas hob, splashback and extractor fan, integrated double oven, fridge/freezer and dishwasher. Under cabinet lighting, wood effect flooring, wall mounted radiator, storage cupboard, window to the rear aspect and French doors leading out to the enclosed rear garden. Space for a dining table set and other dining room furniture.

Utility

This utility consists of space and plumbing for washing machines, a wall mounted boiler, window to the front aspect and a door leading out to the side of the property.

First Floor Landing

Doors to all four bedrooms and the family bathroom, an airing cupboard and loft access.

Bedroom

This bedroom consists of a window to the rear aspect, carpet laid to floor, pendant light fitting to ceiling, a wall mounted radiator and inset double wardrobes. Space for a double bed and other bedroom furniture.



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.



En Suite

This en suite features a low level WC, a hand wash basin with a mixer tap, an enclosed shower cubicle, a heated towel rail, frosted window and a fitted light to the ceiling.

Bedroom

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

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

Bathroom

This family bathroom is comprised of an enclosed shower cubicle, a low level WC, a hand wash basin with a mixer tap, panelled bathtub, partially tiled walls, a heated towel rail and a frosted window.

Garden

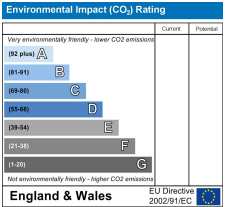
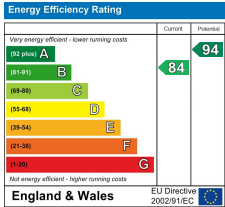
This enclosed rear garden with a paved patio leading to an area of grass lawn, and gated access to the driveway to the side of the property.

Garage and Driveway

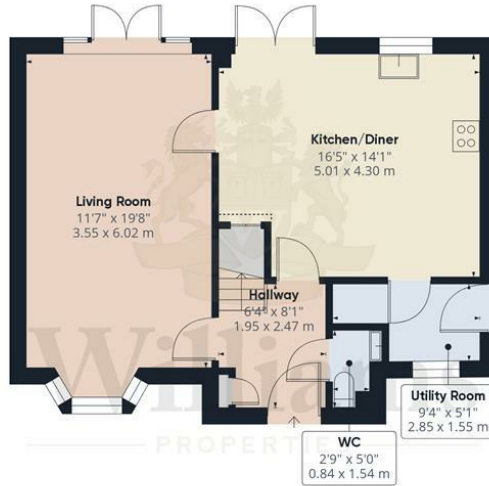
A garage for one car with up and over door, light and power supply. Block paved driveway with space for two vehicles.

Buyer Notes

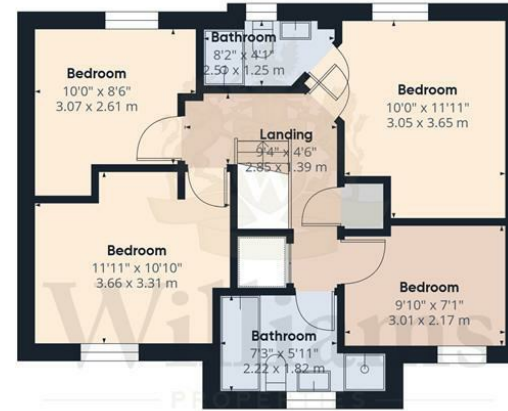
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1128.49 ft²
104.84 m²

Reduced headroom

1.49 ft²
0.14 m²

(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 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.

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.