



Emerald Way

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7DA



Emerald Way

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7DA

VACANT POSSESSION Williams Properties are pleased to welcome to the market this three bedroom semi-detached town house in the new development of Kingsbrook, Aylesbury. The property is set over three floors and benefits from an entrance hall, living room, kitchen, downstairs WC, three bedrooms with en-suite to master and a family bathroom. Outside there is an enclosed rear garden and driveway parking for two vehicles. Viewing is highly recommended on this lovely home.

Guide price £407,500

- ***VACANT POSSESSION***
- Driveway Parking
- Set Over Three Floors
- Kingsbrook Development
- Three Bedroom House
- En Suite & Family Bathroom
- Good Size Rear Garden
- Close To Schools

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

Council Tax

Band D

Local Authority

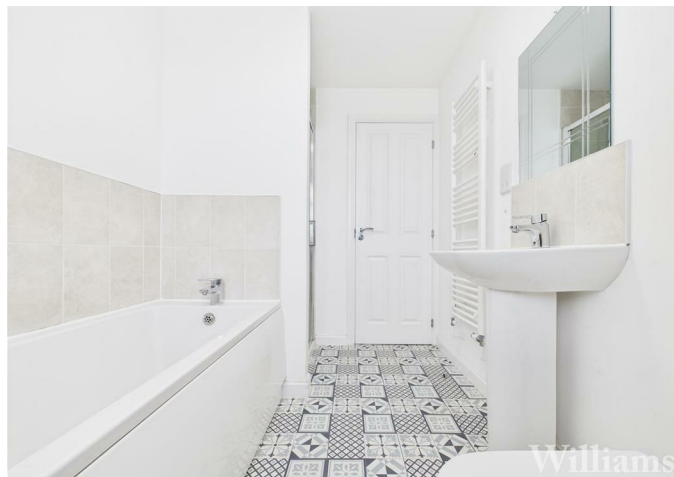
Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with stairs rising to the first floor and doors to the wc, kitchen and living room.



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.



WC

Comprising of a hand wash basin and low level wc.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit with mixer tap and window over, inset gas hob, splashback and overhead extractor fan, integrated oven, fridge/freezer, dishwasher and washing machine.

Living Room

Living room consists of wood effect flooring, light pendants to ceiling, radiator, space for a sofa set, dining table and chairs and doors leading out to the garden.

First Floor

Doors to two bedrooms and family bathroom. Airing cupboard. Door to stairs that rise up to master bedroom.

Bedroom

Bedroom consists of carpet laid to floor, light fitting to ceiling, window, radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of carpet laid to floor, light pendant to ceiling, radiator, window and space for a bed and other furniture.

Bathroom

Bathroom comprises a low level wc, hand wash basin, panelled bathtub, enclosed shower cubicle, tiling to splash sensitive areas and a frosted window.

Second Floor

Stairs rise into the master bedroom.

Master Bedroom & En Suite

Bedroom consists of built in wardrobes, carpet laid to floor, radiators, light pendants to ceiling, windows and space for a king size bed. En suite comprises a hand wash basin, low level wc and enclosed shower cubicle.

Rear Garden

Enclosed rear garden with a paved patio leading to an area of lawn laid, garden shed and gated access to the front.

Parking

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.

