



7 Branch Lane

Broughton | Aylesbury | Buckinghamshire | HP22 7DW





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Williams Properties offer to the market this fantastic four bedroom detached townhouse in the new development of Kingsbrook, Aylesbury. The property benefits from an entrance hall, downstairs cloakroom, living room and kitchen to the ground floor, three bedrooms to the first floor, and master bedroom & en suite to the second floor. Outside there is an enclosed landscaped rear garden, single garage & driveway parking. Viewing comes highly recommended.

## Guide price £535,000

- Kingsbrook
- Detached Four Bedroom House
- Garage & Parking
- Set Over Three Floors
- Close To Schools
- En Suite & Downstairs Cloakroom
- Close To Amenities
- Ideal Family Home

### 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 F

### Local Authority

Buckinghamshire Council

### Service

All main services available

### Entrance Hall

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

### Downstairs Cloakroom

Comprising of a low level wc, pedestal hand wash basin, radiator and window.



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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.



**Living Room**

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

**Kitchen**

Kitchen consists of a range of base and wall mounted units with square edge worktops, inset stainless steel sink unit, inset gas hob, extractor and splashback, integrated fridge/freezer, oven and grill, washing machine and dishwasher. Under cabinet lighting, fitted lights to the ceiling, radiators, wood effect flooring and a window to the rear aspect. Space for a dining table set and French doors lead out to the garden.

**First Floor**

Doors to three bedrooms and bathroom. Stairs rise to the second floor.

**Bedroom**

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

**Bedroom**

Bedroom consists of a window to the rear aspect, built in mirrored wardrobes, carpet laid to floor, light fitting to ceiling, radiator and space for a king sized bed and other furniture.

**Bedroom**

Bedroom consists of a window to the rear aspect, built in mirrored wardrobe, carpet laid to floor, light fitting to ceiling, radiator and space for a double bed and other furniture.

**Family Bathroom**

Bathroom comprises of a low level wc, pedestal hand wash basin, bathtub with a mixer tap, tiling to splash sensitive areas, heated towel rail and a frosted window.

**Second Floor**

Door to the master bedroom and airing cupboard.

**Master Bedroom**

Bedroom consists of built in wardrobes, dual aspect windows, carpet laid to floor, light fittings to ceiling, radiators and space for a king size bed and other furniture. En suite is part tiled and comprises a low level wc, enclosed shower cubicle, pedestal hand wash basin, heated towel rail and window.

**Rear Garden**

Fully enclosed rear garden with a paved patio, lawn area and a courtesy door to the garage.

**Garage & Driveway**

Single garage with up and over door, light and power. Driveway parking in front of the garage.

**Buyers 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
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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

