



89 Armstrongs Fields

Broughton | Aylesbury | Buckinghamshire | HP22 7BX



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NO CHAIN Williams Properties are pleased to welcome to the market this superb four bedroom, three storey townhouse in the new development of Kingsbrook, Aylesbury. The property is in immaculate condition throughout and benefits from a kitchen/dining area, home office, utility/cloakroom, living room, four bedrooms, a family bathroom and en suite. Outside offers an enclosed rear garden, carport & driveway parking. Viewing is highly recommended on this home.

£475,000

- Four Bedrooms
- Enclosed Rear Garden
- Kingsbrook Development
- Newbuild Property
- Driveway & Carport
- 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, 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 TBC

Local Authority

Buckinghamshire Council

Services

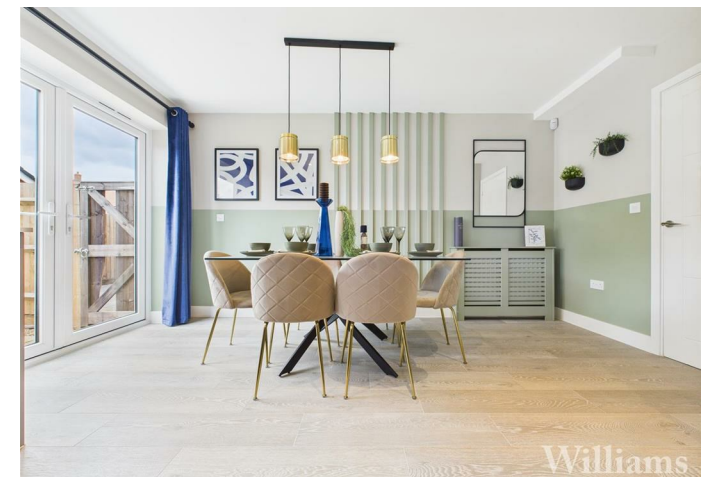
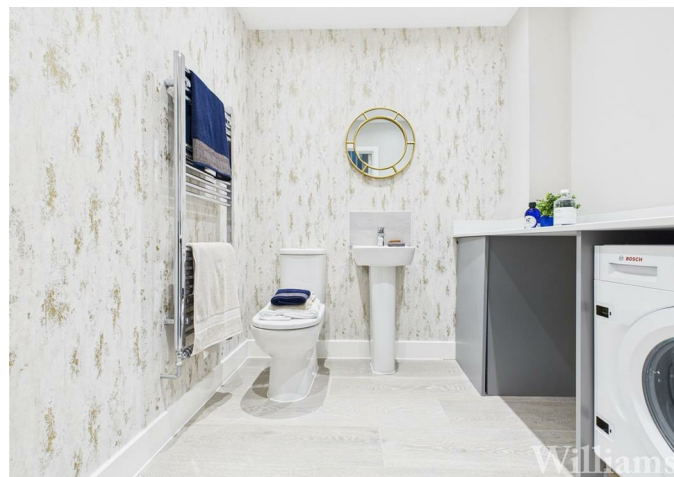
All main services available

Entrance Hallway

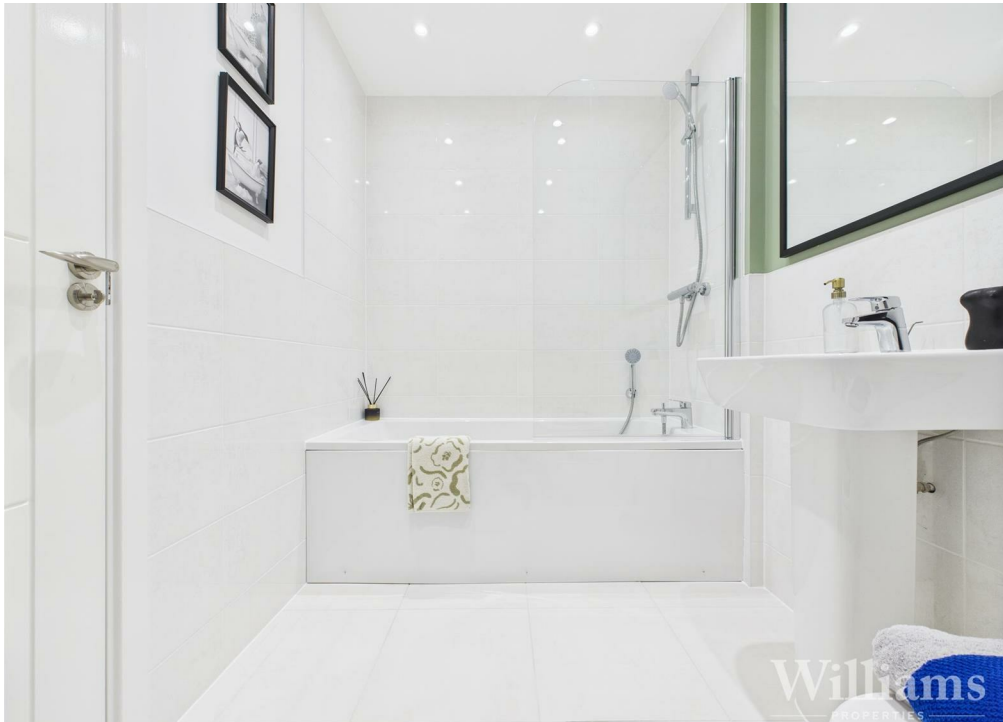
Enter through the front door into this hallway, comprising of Amtico flooring, fitted lights to the ceiling, a wall mounted radiator, carpeted stairs to the first floor and doors to the cloakroom/utility, office and kitchen/diner.

Office

This office is located at the front of the property and consists of carpeted flooring, a window to the front aspect, a wall mounted radiator, fitted light to the ceiling and space for typical office 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.



Cloakroom/Utility

This downstairs cloakroom is comprised of Amtico flooring, a heated towel rail, low level w/c, hand wash basin with a mixer tap, spotlights to the ceiling, base mounted units with undercounter space for a washing machine and/or other white goods.

Kitchen/Diner

This kitchen / diner is composed of Amtico flooring, spotlights and pendant lights to the ceiling, a wall mounted radiator, window and French double doors to the rear aspect and a range of wall and base mounted units including a integrated of a double oven, electric stove, extractor, splashback, dishwasher, sink with a mixer tap and fridge/freezer. Ample space for dining room furniture.

Landing

This landing consists of carpeted flooring, a wall mounted radiator, fitted light to the ceiling and doors to the living room, two bedrooms and the family bathroom.

Living Room

This lounge features carpeted flooring, dual aspect windows to the front and rear aspects, pendant and spotlights to the ceiling and ample space for living room furniture.

Bedroom

The third bedroom features carpeted flooring, window to the rear aspect, inset wardrobe, pendant lights to the ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

Bathroom

This family bathroom comprised of tiled flooring, spotlights to the ceiling, a heated towel rail, low level w/c, hand wash basin with a mixer tap and and a panelled bathtub with a mixer tap and a overhead and handheld shower.

Bedroom

This bedroom features carpeted flooring, two windows to the front aspect, a wall mounted radiator, fitted light to the ceiling and space for a bed and other bedroom furniture.

Landing

This second floor landing is comprised of carpeted flooring, a fitted light to the ceiling, a wall mounted radiator and doors to both bedrooms and a storage cupboard.

Bedroom

The second bedroom features carpeted flooring, a window to the rear aspect, wall mounted radiator, two inset wardrobes, a pendant light to the ceiling and space for a king sized bed and other bedroom furniture.

Bedroom

This master bedroom is comprised of carpeted flooring, two windows to the front aspect, a wall mounted radiator, inset wardrobe, pendant light to the ceiling. door to the en suite and space for a king sized bed and other bedroom furniture.

En Suite

This en suite bathroom features tiled flooring, fully tiled walls, a heated towel rail, spotlights to the ceiling, a hand wash basin with a mixer tap, low level w/c and an enclosed shower unit.

Garden

This enclosed rear garden is comprised of flowerbeds with shrubbery to the borders, a patio pathway to a shingle area with space for garden furniture, a garden shed, gate to the driveway and grass lawn laid to the remainder.

Buyer Notes

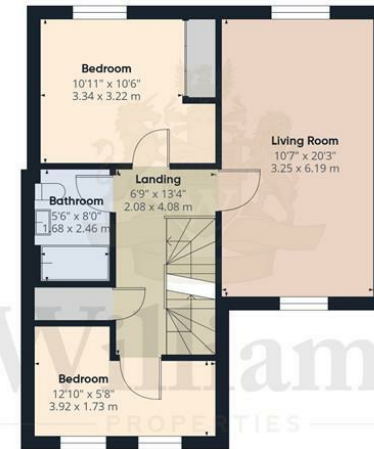
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-01) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Floor 2



Approximate total areaⁿⁱ

1529 ft²
141.9 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.