



16 Edmondson Street

Kingbrook | Broughton | Buckinghamshire | HP22 7EZ





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

£670,000

## 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 TBC

## Local Authority

Buckinghamshire Council

## Services

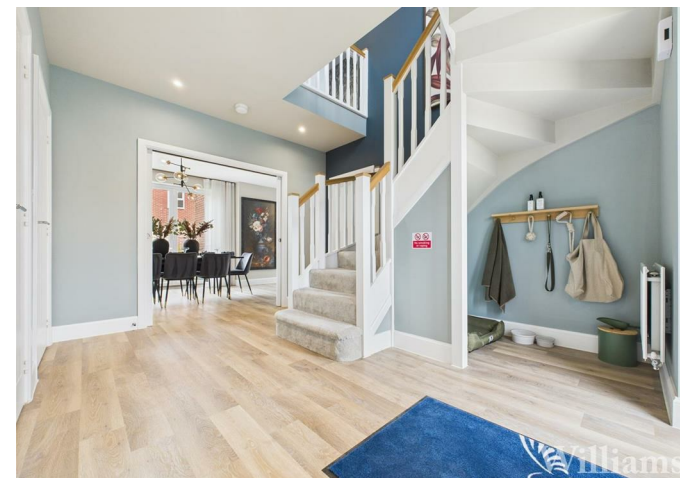
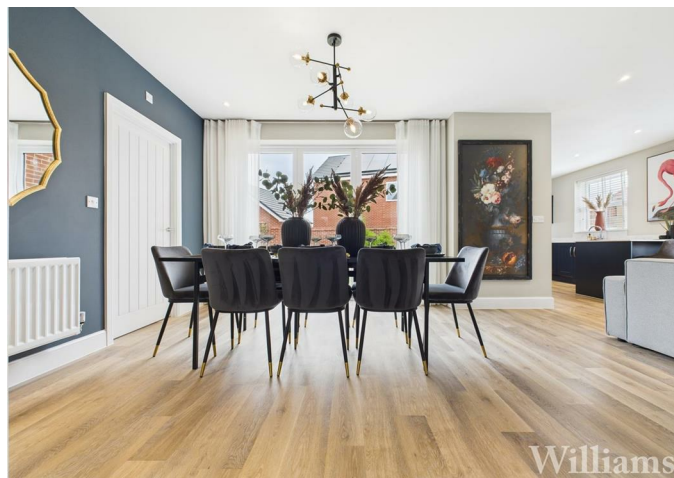
All main services available

## Entrance Hallway

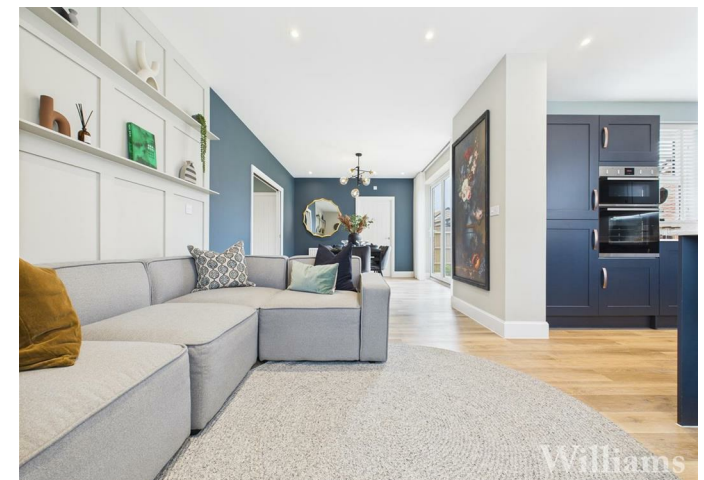
Enter through the front door into this entrance hallway comprising of Amtico flooring, spotlights to the ceiling, a wall mounted radiator, carpeted staircase rising to the first floor and doors to the office, storage cupboard, downstairs cloakroom, living room and bi-part sliding doors to the kitchen/diner.

## Office

This office is comprised of Amtico flooring, a window to the front aspect, a wall mounted radiator, spotlights to the ceiling and space for a office furniture and other bedroom furniture.







- Fantastic Detached Home
- Two Ensuites & Family Bathroom
- Open Plan Kitchen / Diner
- Newbuild Property
- Four Bedrooms
- Kingsbrook Development
- Garage & Driveway
- Viewings Highly Recommended

#### Cloakroom

This downstairs cloakroom is comprised of Amtico flooring, spotlights to the ceiling, a frosted window to the side aspect, a wall mounted radiator, half height tiling to the walls, a low level w/c and a hand wash basin with a mixer tap,

#### Kitchen/Diner/Living Area

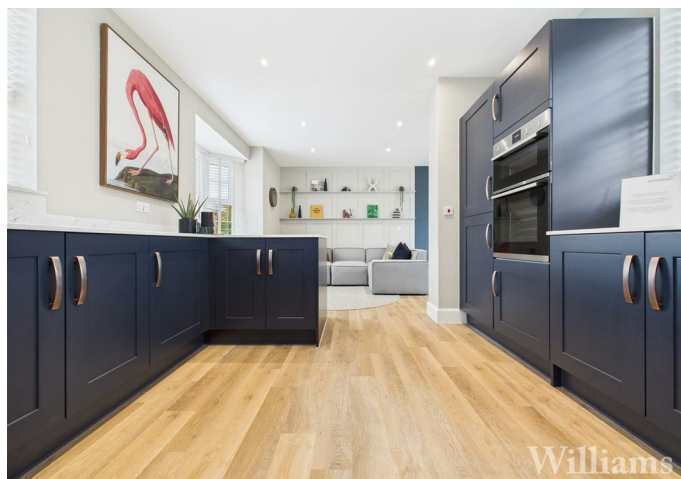
Enter through sliding bi-part doors from the entrance hallway into this open plan L-shaped kitchen/diner features the majority of the downstairs space and is composed of Amtico flooring, spotlights and fitted lights to the ceiling, a wall mounted radiator, bifold doors to the enclosed rear garden, a door to the utility and dual aspect windows to the side aspects including a bay window. The kitchen features a range of a range of wall and base mounted units including an integrated dishwasher, fridge/freezer, double oven, electric stove, extractor and a basin with a mixer tap. There is ample space for breakfast bar, snug and dining room furniture.

#### Utility

This utility features Amtico flooring, a door to the garden, a basin with a mixer tap, window to the side aspect, door to a storage cupboard and undercounter space for a washing machine or other white goods.

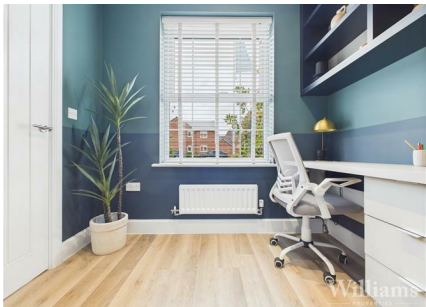
#### Living Room

This lounge is composed of carpeted flooring, a bay window to the front aspect, spotlights and a chandelier light to the ceiling, a wall mounted radiator and ample space for sofa sets and other lounge 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.



### Landing

This L-shaped first floor landing is comprised of carpeted flooring, a window to the front aspect, a wall mounted radiator, fitted lights to the ceiling and doors to all four bedrooms, a storage cupboard and the family bathroom.

### Bedroom

The second bedroom features carpeted flooring, a window to the front aspect, a wall mounted radiator, spotlights and a fitted light to the ceiling, a door to the en suite, an inset wardrobe and space for a double bed and other bedroom furniture.

### En suite

### Bedroom

This master bedroom features a walkway to the main bedroom area with multiple built in wardrobes then opens into a bedroom of which comprises of carpeted flooring, a window to the rear aspect, spotlights and fitted lights to the ceiling, a wall mounted radiator, and space for a king size bed and other bedroom furniture. Door to the en suite.

### En Suite

This en suite shower-room is comprised of tiled flooring and half height tiling to the walls, a low level w/c, hand wash basin with a mixer tap, spotlights to the ceiling, a frosted window and an enclosed shower unit.

### Bedroom

The third bedroom is comprised of carpeted flooring, a window to the rear aspect, spotlights and fitted lights to the ceiling, a wall mounted radiator, and space for a double bed and other bedroom furniture.

### Bedroom

The fourth bedroom is composed of a window to the front aspect, spotlights and studio spotlights to the ceiling, a wall mounted radiator, carpeted flooring and space for a bed and other bedroom furniture.

### Bathroom

This family bathroom is comprised tiled flooring, tiling to splash sensitive areas, a frosted window to the rear aspect, a heated towel rail, low level w/c, a panelled bathtub with a mixer tap, a hand wash basin with a mixer tap, an enclosed shower unit and spotlights to the ceiling.

### Garden

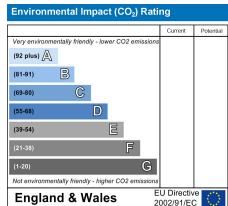
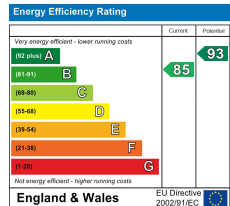
There is an sculpted enclosed rear garden featuring a patio walkways from the bifold doors to the driveway gate, shrubbery and grass lawn laid to the remainder.

### Garage & Driveway

There is a single garage with an up and over door and a driveway in front 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.







Williams





Floor 0



Floor 0 Building 2



Floor 1



Approximate total area<sup>1)</sup>

1912 ft²  
177.7 m²

Reduced headroom

7 ft²  
0.6 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, 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



Williams Properties  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties  
Web: www.williams.properties  
Tel: 01296 435600

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.