



43 Edmondson Street

Broughton | Aylesbury | Buckinghamshire | HP22 7EZ



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

£450,000

- Three Double Bedrooms
- Enclosed Garden & Driveway
- Kingsbrook Development
- Newbuild Property
- Bathroom & En Suite
- 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

Local Authority

Buckinghamshire Council

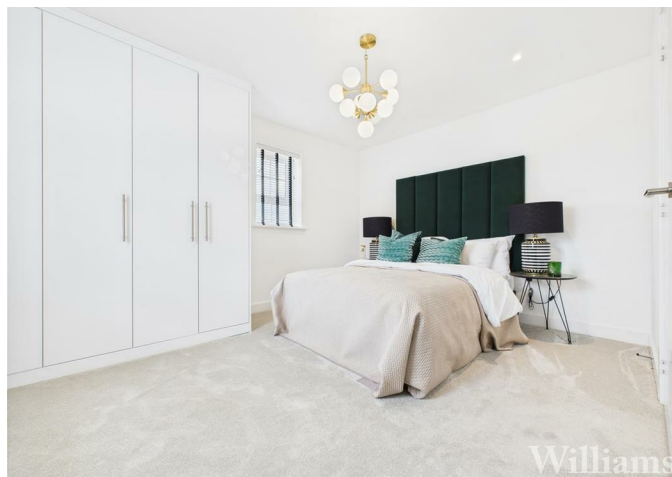
Savernake

Savernake can be found located on the North side of the town centre just off the Aylesbury ring road offering access to the new Aylesbury Parkway railway station linking with London Marylebone. The area has a wealth of facilities locally including shops, a doctor's surgery and a large sports ground and community centre. Primary – Thomas Hickman & Secondary – Aylesbury Vale Academy Aylesbury Grammar Schools

Estate Charge

Entrance Hallway

This entrance hallway features Amitco flooring, spotlights to the ceiling, a wall mounted radiator, doors to the downstairs cloakroom, kitchen / diner, downstairs office and carpeted stairs rising to the first floor.



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

This downstairs cloakroom features Amtico flooring, a heated towel rail, a hand wash basin with a mixer tap and tiles to splash sensitive areas, spotlights to the ceiling and a low level w/c.

Office

This office space features Amtico flooring, fitted lights to the ceiling, a window to the front aspect, a wall mounted radiator and space for typical office furniture.

Kitchen / Diner

The kitchen / diner features Amtico flooring, spotlights to the ceiling, French double doors to the enclosed garden, a wall mounted radiator, two windows to the front aspect and a range of wall and base mounted units with integrated kitchen appliances.

Landing

This first floor landing features carpeted flooring, fitted lights to the ceiling, a wall mounted radiator, stairs rising to the second floor and doors to the family bathroom, living room and a bedroom.

Bathroom

The family bathroom is comprised of tile effect flooring, spotlights to the ceiling, a frosted window, heated towel rail, low level w/c, hand wash basin with a mixer tap and a panelled bathtub with an overhead and handheld shower, mixer tap and screen.

Living Room

This sitting room is comprised of carpeted flooring, spotlights and fitted lights to the ceiling, dual aspect windows to the front and side aspects, a wall mounted radiator and ample space for typical living room furniture.

Bedroom

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator, dual aspect windows to the front and side aspects and space for a double bed and other bedroom furniture.

Landing

This second floor landing is comprised of carpeted flooring, a fitted light to the ceiling and doors to two double bedrooms.

Bedroom

This bedroom is comprised of carpeted flooring, a fitted light to the ceiling, a wall mounted radiator, fitted wardrobes, dual aspect windows to the front and side aspects, a door to the en suite and space for a double bed and other bedroom furniture.

En Suite

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

Bedroom

This bedroom is comprised of carpeted flooring, a fitted light to the ceiling, wall mounted radiator, inset wardrobes, dual aspect windows to the front and side aspects and space for a double bed and other bedroom furniture.

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 plus) A			94
(81-91) B		85	
(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	

