



3 Branch lane

Broughton | Aylesbury | Buckinghamshire | HP22 7DW



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A superb and stylish three bedroom semi-detached house set on the highly sought after area of the Kingsbrook development with excellent road access to towards either Milton Keynes & M1 or Watford & M25. The property comprises of Entrance Hall, downstairs wc, Living room, stylish kitchen/diner with integrated appliances, three bedrooms, En-suite to the master bedroom and a main a bathroom. Outside There is a beautifully landscaped larger then average garden and driveway parking to the side of the property.

Offers in excess of £400,000

- Three Bedrooms
- Kitchen/Diner
- Master Bedroom & Ensuite
- Immaculate Condition throughout
- Semi Detached
- Good Size Landscaped Garden
- Driveway Parking
- 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 D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall of which features a pendant light to the ceiling, wood effect flooring, a wall mounted radiator and doors to the living room and downstairs cloakroom.

Downstairs Cloakroom

This downstairs cloakroom features modern tiled flooring, a pendant light to the ceiling, a low level WC and a hand wash basin with a mixer tap.



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

This living room is comprised of a window to the front aspect, wood effect flooring, a wall mounted radiator, a pendant light to the ceiling and plenty of space for living room furniture.

Kitchen/Diner

This modern kitchen/diner features a range of wall and base mounted units with worktops, an inset sink bowl unit with mixer tap, inset gas hob, splashback and extractor fan, integrated double oven and dishwasher and space for a fridge freezer and washing machine, wood effect flooring, tiles to splash sensitive areas, a wall mounted radiator, door to storage cupboard, window to the rear aspect and French doors leading out to the enclosed rear garden. Space for a dining table set and other dining room furniture.

First Floor

Doors to all three bedrooms and family bathroom. Access to loft space and cupboard.

Bedroom & Ensuite

Master bedroom consists of a window to the front aspect, carpet laid to floor, light pendant to ceiling, fitted wardrobes and wall mounted radiator. Door to the en suite. Space for a king size bed and other bedroom furniture. En suite comprises a low level wc, pedestal hand wash basin and enclosed shower cubicle. Tiling to splash sensitive areas, fixed mirrored cabinet, heated towel rail and a frosted window to the front aspect.

Bedroom

Bedroom two consists of a window to the rear aspect, carpet laid to floor, built in wardrobes, light pendant to ceiling and wall mounted radiator. Space for a king size bed and other bedroom furniture.

Bedroom

Bedroom three consists of a window to the rear aspect, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Space for a bed and other bedroom furniture.

Bathroom

This Newly Fitted Bathroom consists of a low level w/c, pedestal hand wash basin and a panelled bathtub with shower attachment. Tiling to splash sensitive areas. fixed mirrored cabinet and heated towel rail. Frosted Window.

Rear Garden

This beautiful enclosed rear garden larger than average for this development with a large a paved patio area, planting borders and the remainder laid to lawn. A 6X8 garden shed of which is insulated, outside tap and a gate leading out to the driveway.

Parking

Driveway parking for 2 vehicles.

Buyers Notes

There is estate charge on this property of £202 per year.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area⁽¹⁾
760 ft²
70.5 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 are based on RICS IPMS 3C standard.

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.