



Marsworth Drive

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BG



Marsworth Drive

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BG

Williams Properties are pleased to welcome to the market this four bedroom town house in the new development of Kingsbrook, Aylesbury. The property benefits from an entrance hall, lounge, kitchen/diner, downstairs shower room, four double bedrooms, en-suite and a family bathroom. Outside offers a low maintenance garden and two allocated parking spaces. Viewing is highly recommended on this property.

Offers in excess of £415,000

- Popular Location
- Low Maintenance Garden
- Kitchen/Diner
- Close To Schools And Amenities
- Four Bedroom Townhouse
- Three Bathrooms
- Good Road Links
- Viewing 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 E

Local Authority

Buckinghamshire Council

Estate Charge

Maintenance £308.36 approx. per annum

Services

All Main Services Available.

Entrance Hall

Enter through the front door into the entrance hall consists of wood effect flooring, pendant lights fitted to the ceiling, a wall mounted radiator, and doors to the downstairs living room, study/bedroom and the downstairs shower room. Carpeted Stairs rising to the first floor landing.



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.



Bedroom/Office

The bedroom consists of window to the front aspect, carpet laid to floor, a pendant light fitting to ceiling, wall mounted radiator and space for a double bed and other bedroom or office furniture.

Shower Room

The downstairs shower room comprises of a pedestal hand wash basin, low level w/c, an enclosed double shower cubicle, wood effect flooring and half height tiling to walls, a fitted light to the ceiling, a heated towel rail, large storage cupboard and doors to the office/bedroom and hallway.

Lounge

This living room consists of double French doors leading out to the garden, wood effect flooring, two pendant lights fitted to ceiling, a wall mounted radiator and space for typical living room furniture.

First Floor

There are doors to the living room/bedroom and kitchen/diner and stairs rising to the second floor. Carpet Laid to the floor, a pendant light fitting to the ceiling and a wall mounted radiator.

Living Room/Bedroom

The living room/bedroom consists of two sets of French doors opening out to Juliette balconies, carpet laid to floor, pendant light fittings to ceiling and a wall mounted radiator. There is space for a sofa suite, king sized bed and/or a range of other furniture.

Kitchen/Diner

The kitchen/Diner consists of a range of wall and base mounted units with square edge worktops, inset sink bowl unit with mixer tap and drainer, inset gas hob, splashback and overhead extractor, integrated fridge/freezer, washing machine, dishwasher and oven. tiled flooring, two wall mounted radiators, light fitting to ceiling and windows to the rear aspect.

Second Floor

Carpeted stairs rising from the first floor with light fitting to the ceiling, doors to two further bedrooms one with ensuite and family bathroom. Access to the loft.

Bedroom

The bedroom consists of windows to the front aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a king size bed and other bedroom furniture.

Bedroom & Ensuite

The bedroom consists of windows to the rear aspect, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a super king size bed and other bedroom furniture. Ensuite comprises a low level w/c, pedestal hand wash basin, enclosed shower cubicle with tiling to splash sensitive areas and a heated towel rail.

Rear Garden

This low maintenance garden with a patio area, the remainder laid with grass lawn, gated access to the rear, all fully enclosed with fencing.

Parking

Two allocated spaces to the front of the property.

Buyers Notes

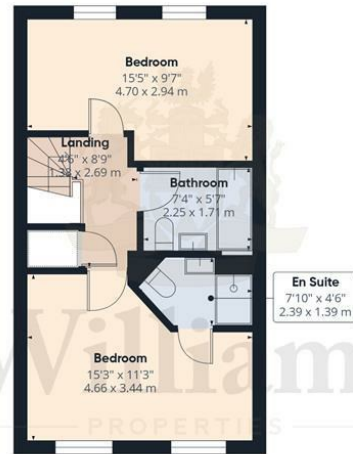
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-95) A			
(81-90) 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			
(05-05) D			
(09-09) E			
(13-13) F			
(17-17) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 2



Floor 1



Approximate total area⁽¹⁾
1208 ft²
112.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration only.

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.