



3 Grand Junction

Broughton | Aylesbury | Buckinghamshire | HP22 7EA



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Williams Properties are delighted to welcome to the market this excellent modern two bedroom End of-Terrace property on the Kingsbrook development in Aylesbury. The property is in fantastic order throughout and consists of a kitchen/breakfast room, downstairs WC, living room, two good size bedrooms and bathroom. Outside there is a good size rear garden and allocated parking for one car and a visitor's to the front. Viewing is strongly advised on this excellent property, ideal as a first purchase.

£335,000

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 new secondary school and family facilities including a children's play areas, Wenzel bakery and a Tesco convenient store and nearby there is a doctors surgery and a choice of shopping including, Lidl and a Sainsbury. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Kingsbrook and Secondary Schools – Kingsbrook Secondary & Aylesbury Grammar Schools.

Council Tax

Band C

Local Authority

Buckinghamshire County Council

Services

Buckinghamshire County Council

Estate Charge

£119 biannually

Services

All main services available.

Entrance Hall

Enter via the front door into the entrance hall with light fitting to the ceiling and a place to hang your coats. Door to the living room.



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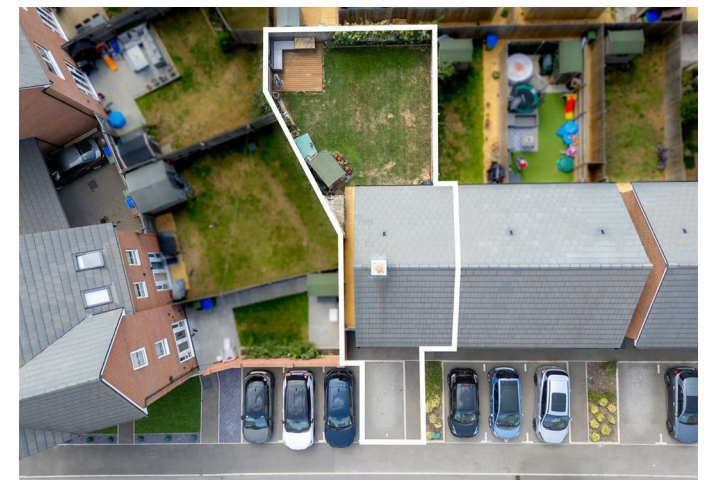


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- Popular Development Kingsbrook
- Kitchen/Breakfast Room
- Good Size Rear Garden
- Grammar School Catchment
- Two Double Bedrooms
- Downstairs Cloakroom
- Walking Distance To Amenities
- Viewings Highly Advised

Living Room

The living room consists of carpet laid to the floor, a wall mounted radiator, a window the front aspect, light pendant to the ceiling, stairs rising to the first floor landing and a door to the kitchen/ Breakfast room. There is space for a three piece suite and a range of other furniture.

Kitchen/Breakfast Room

This modern kitchen/breakfast room offers a lot of storage space, it features luxury vinyl flooring, a wall mounted radiator, spotlights to the ceiling, a set of patio doors to the rear garden and composes of a range of wall and base mounted units with roll top work surfaces. features an integrated oven, electric induction hob, extractor, fridge freezer, washing machine and dishwasher and also features a basin with a mixer tap and draining board. Door the an under stairs storage cupboard and to the down stairs cloakroom.

Downstairs Cloakroom

The downstairs cloakroom consists of Luxury vinyl flooring laid to the floor and to splash sensitive areas. There is a hand wash basin, low level WC and a frosted window the side aspect.

First Floor

Carpeted stairs rise to the first floor landing. There are doors leading to both bedrooms and the family bathroom.

Bedroom

Bedroom one consists of carpet laid to the floor, light pendant to the ceiling, wall mounted radiator, a door to a storage cupboard, built in wardrobe and window to the front aspect. There is space for a king sized bed and other bedroom furniture.



The property is within walking distance to amenities at the basin which include a Tesco store, Wenzels Bakery and near by a doctors surgery. Local schools include the brand new Kingsbrook primary and secondary schools, The Grange School, St. Louis Catholic Primary School and Aylesbury High and Grammar School.



Bedroom

Bedroom two consists of carpet laid to the floor, light pendant to the ceiling, wall mounted radiator and window to the rear aspect. There is space for a double bed and other bedroom furniture.

Bathroom

The family bathroom suite consists of Luxury vinyl flooring laid to the floor and tiles to splash sensitive areas. There is a panelled bathtub, hand was basin and low level WC.

Rear Garden

This good size enclosed rear garden with a paved patio, desked are towards the rear of the garden, garden shed, plants and shrubbery to some of the borders and lawn laid to the remainder. There is an outside light and tap and a gated access to the front.

Parking

Parking to the front for one car and a further visitors space .

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.

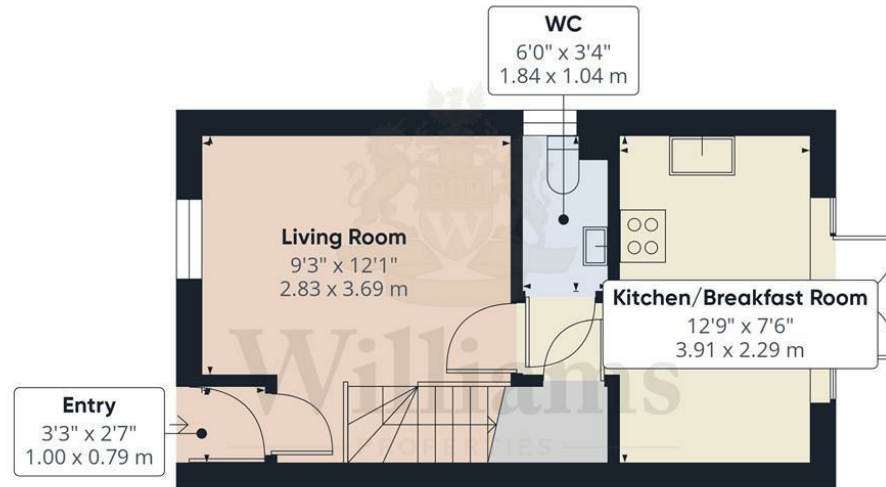


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			98
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

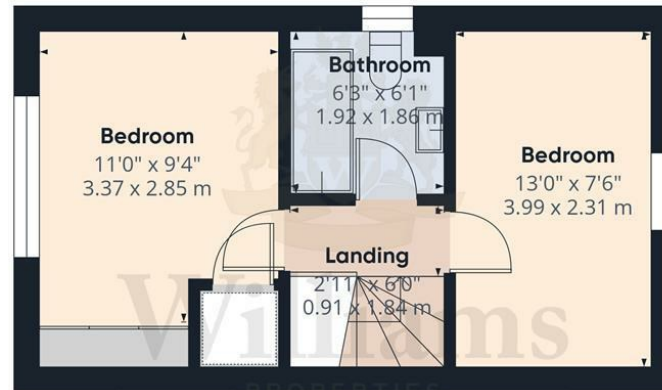
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(99-00) D			
(98-00) E			
(97-00) F			
(96-00) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Floor 0



Floor 1



Approximate total area⁽¹⁾
567 ft²
52.7 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.

GIRAFFE360



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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.