



Williams
PROPERTIES



Kingsbrook, Aylesbury

NEW HOME 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 & driveway. Viewing is highly recommended on this home.

£655,000

Extras

This home is thoughtfully designed with premium extras throughout. The kitchen and utility feature Elite Princeton Indigo fronts with brushed copper handles, beautifully complemented by Silestone White Attica S143 quartz worktops. Integrated Indesit appliances, including a 50/50 fridge freezer, dishwasher, and washing machine, come as standard. White downlights illuminate the WC, bathroom, ensuites 1 and 2, kitchen/diner, and hallway, with a convenient loft light also included. Flooring has been carefully chosen for each space: Eclipse Irish Mist 12 carpet to the lounge, stairs, landing, and all four bedrooms; Karndean Grey Limed Oak KP138 to the WC, hallway, kitchen/diner, study, utility, and family room; and Karndean Grey Riven Slate ST16 to the bathroom and both ensuites. To complete the look, the bathroom is finished with Porcelanosa Fontano Blanco tiles, while the ensuites feature the elegant Porcelanosa Shine Niquel.

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.

Local Authority
Buckinghamshire Council

Services
All main services available



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