



10 Sorrel Way

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BZ



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Williams Properties are delighted to present this immaculately presented three bedroom semi-detached house on the popular Kingsbrook development in Aylesbury. The property consists of an entrance hall, lounge/diner, kitchen, downstairs cloakroom, three bedrooms, a family bathroom and en-suite. Outside, there is an enclosed rear garden and driveway parking. We highly recommend a viewing on this fantastic property, ideal for a family home.

£435,000

Broughton

Broughton is an established residential area 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 area, shopping parade with a convenience store, takeaways as well as a doctor's surgery nearby. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – The Grange & Aylesbury Grammar Schools

Council Tax

Band D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

This entrance hallway is comprised of wood effect flooring, a pendant light to the ceiling, carpeted stairs to the first floor and doors to the downstairs cloakroom, kitchen and the lounge/diner.

Cloakroom

This downstairs cloakroom features wood effect flooring, a wall mounted radiator, fitted light to the ceiling, a corner hand wash basin with a mixer tap, low level w/c and tiling to splash sensitive areas.





- Three Double Bedrooms
- Immaculate Order Throughout
- Driveway Parking
- Open Plan Lounge/Diner
- Semi Detached House
- Kingsbrook Development
- Enclosed Rear Garden
- Viewings Highly Recommended

Kitchen

The kitchen is composed of wood effect flooring, a pendant light to the ceiling, a window to the front aspect with bespoke blinds, a wall mounted radiator and a range of wall and base mounted units including an inset sink with a mixer tap and draining board, gas stove, extractor, oven, fridge/freezer, dishwasher and cupboard downlighting to wall mounted units.

Lounge / Diner

This lounge/diner features vertical windows and French double doors to the rear aspect, two pendant lights to the ceiling, a door to a storage cupboard, window to the side aspect, wood effect flooring and ample space for living and dining room furniture.

Landing

The first floor landing is comprised of carpeted flooring, a pendant light to the ceiling and doors to the airing cupboard, family bathroom, two bedrooms and an extra landing space with stairs rising to the first floor.

Bathroom

This bathroom is composed of tiled flooring, a fitted light to the ceiling, frosted window, low level w/c, panelled bathtub with a handheld shower attachment and mixer tap, a heated towel rail and a hand wash basin with a mixer tap.

Bedroom

This bedroom is comprised of a window to the front aspect, carpeted flooring, a pendant light to the ceiling, a wall mounted radiator and space for a double 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

This bedroom features carpeted flooring, a window to the rear aspect, a pendant light to the ceiling, wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom & En Suite

The master bedroom positioned on the top floor is comprised of carpeted flooring, skylight and dormer windows to the front and rear aspects, two wall mounted radiators and space for a king sized bed and other bedroom furniture.

This en suite shower room is comprised of tiled flooring, a fitted light to the ceiling, hand wash basin with a mixer tap, an enclosed shower unit, heated towel rail and a low level w/c.

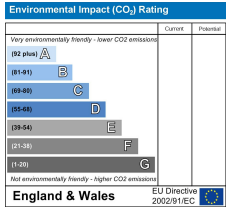
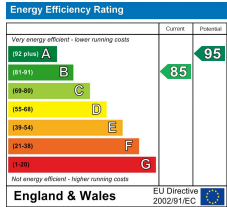
Garden

Parking

There is driveway parking to the side of the property for two vehicles back-to-back.

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.





Williams



Approximate total area^m

1017 ft²

94.5 m²

Reduced headroom

55 ft²

5.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. 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.