



1 Sorrel Way

Broughton | Aylesbury | HP22 7BZ



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Williams Properties are delighted to welcome to the market this fantastic three bedroom semi detached family home situated in a no through road on the exclusive Kingsbrook development in Aylesbury. The property enjoys a light and airy feel throughout and boasts a kitchen/diner, utility room, living room, downstairs WC, master bedroom with en-suite, two further bedrooms and bathroom. Enclosed landscaped rear garden, garage and driveway Viewing comes highly recommended on this superb family home.

Offers in excess of £425,000

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 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

Council Tax

Band D

Services

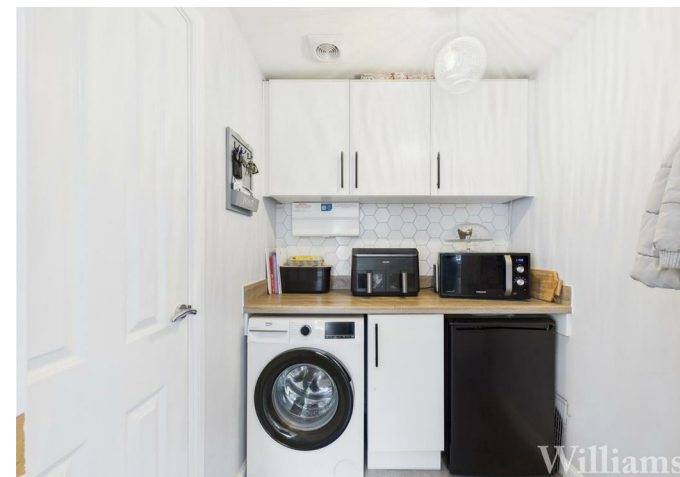
All main services available

Estate Charge

£170 Approx. every 6 months

Entrance Hall

Enter through the front door into the entrance hall consisting of doors to the kitchen/Diner, downstairs cloakroom and living room. Stairs rise to the first floor.





- Desirable Location
- Kitchen/Diner
- Downstairs Cloakroom
- Landscaped Garden
- Walking Distance To All Amenities
- Three Bedroom Semi Detached
- Utility Room
- Family Bathroom & Ensuite
- Garage & Driveway
- Viewings Highly Recommended

Living Room

This generous sized living room features double aspect windows to the front and side aspect with fitted blinds, carpet laid to the floor, light pendant to ceiling and wall mounted radiator. Space for a sofa suite and other living room furniture.

Kitchen/Diner

The Kitchen/Diner consists of a range of wall and base mounted units with roll top worktops, built in island offering much more storage and a breakfast bar offering extra seating, inset sink bowl unit with mixer tap, inset induction hob, oven, splashback and extractor fan, tiles to splash sensitive areas, tiled flooring laid to the floor, integrated fridge/freezer and dishwasher and double aspect window one to the front aspect with fitted blinds and another to the side aspect over looking the rear garden. There is space for a good size dining table and chairs. French doors leading leading out to the garden.

Utility Room

This utility is fitted with a range of wall and base mounted units with a roll top worktop, tiled effect flooring, a fitted light to the ceiling, space and plumbing for a washing machine and tumble dryer and a door to the under stairs cupboard and to the driveway.

Downstairs Cloakroom

The downstairs cloakroom comprises of a low level w/c, pedestal hand wash basin with tiles to splash sensitive areas, tiled flooring and a wall mounted radiator.



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.



First Floor

Doors to all three bedrooms and bathroom, there is carpet laid to floor, a window to the rear aspect and access to the loft space.

Bedroom & Ensuite

Bedroom one features a window to the front aspect, built in wardrobes, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Door to the en suite. Space for a super king size bed and other bedroom furniture. The ensuite comprises of a low level WC, hand wash basin and enclosed double shower cubicle. half height tiling to all walls, a wall mounted radiator and a frosted window to the front aspect

Bedroom

Bedroom two features window to the front aspect, built in storage cupboard, carpet laid to floor, light pendant to ceiling and a wall mounted radiator. Space for a king sized bed and other bedroom furniture.

Bedroom

Bedroom three consists of a window to the side aspect, a single light pendant to ceiling, a wall mounted radiator and carpet laid to floor. Space for a bed and a range of other bedroom furniture. Currently used as office space.

Family Bathroom

The bathroom comprises of a low level WC, hand wash basin and a panelled bathtub. Half height tiling to all walls. a wall mounted radiator, tiled flooring and a frosted window to the side aspect.

Rear Garden

Fully enclosed rear garden with a paved patio area, raised beds with recess spot lighting and grass laid to the remainder. There is a further raised decking area to the rear of the garden with a wooden fitted pergola and recess spot lighting. There is gated access to the driveway.

Garage & Parking

Garage with an up and over door featuring light and power and there is driveway Parking for two cars to the front.

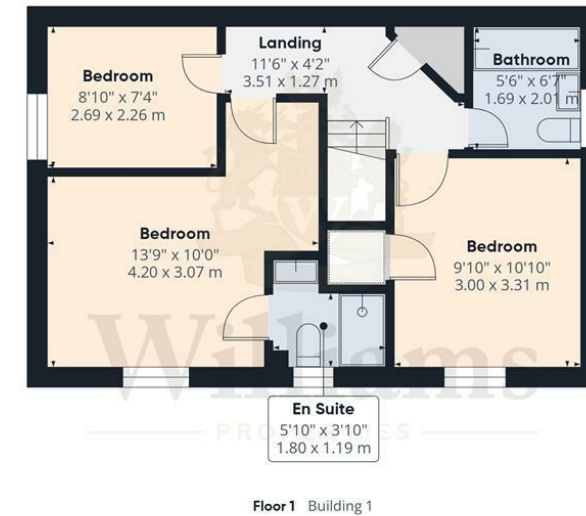
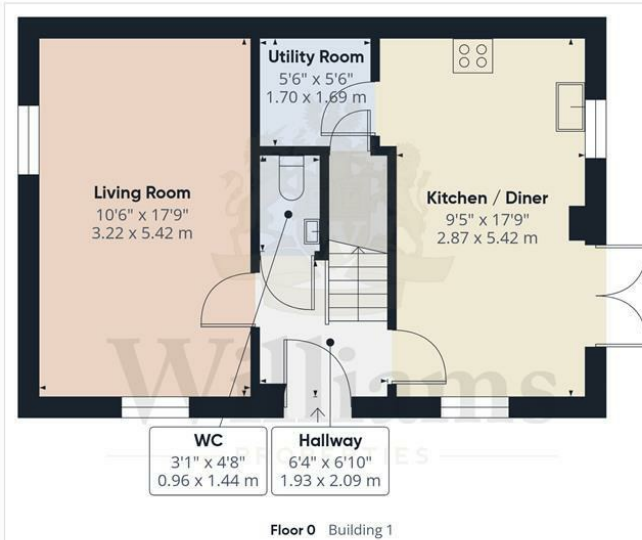
Buyers Notes

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			
(92-100) A			96
(81-91) B		85	
(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			
(02-10) A			
(11-17) B			
(18-27) C			
(28-39) D			
(40-49) E			
(50-59) F			
(60-69) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
1146 ft²
106.4 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.

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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.