



4 Carriage Road

Broughton | Aylesbury | Buckinghamshire | HP22 7AN



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Williams Properties are delighted to present a rare opportunity to purchase a FULLY FURNISHED four bedroom detached Barratt Homes Ex-Show home situated on the exclusive Kingsbrook development in Aylesbury. This wonderful home benefits from two reception rooms, a kitchen, downstairs WC, four bedrooms, an en-suite and a family bathroom. Outside there is a low maintenance garden and will be sold with a brand new garage & driveway parking (currently under construction). Viewing comes highly recommended on this lovely family home.

£550,000

- Fully Furnished Ex Show Home
- Four Bedroom Detached Property
- Brand New Garage & Driveway Under Construction
- Two Reception Rooms
- Built In Wardrobe Packages
- Upgraded Shaker Style Kitchen
- Popular Kingsbrook Location
- Close to Schools & Amenities

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

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with doors to the living room, dining room, kitchen, wc and cupboard. Stairs rise to the first floor.

WC

Comprising of a low level wc, hand wash basin and 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.



Living Room

Living room consists of a window to the front aspect, French doors to the rear garden, carpet laid to floor, radiators, two pendent light fittings to ceiling and space for a sofa suite and other furniture.

Dining Room

The dining room consists of carpet laid to floor, window to the front aspect, a pendent light to the ceiling, space for a 6-8 seater dining table and chair set, door leading to the hallway.

Kitchen

Kitchen comprises a range of wall and base mounted shaker style units with worktops, inset sink bowl unit with mixer tap and window over, inset induction hob, splashback and extractor fan, integrated double oven, fridge/freezer and dishwasher, wine cooler and a washer/dryer. The kitchen a window to the rear aspect, spotlights to the ceiling, under cabinet lighting, wood effect flooring, radiator and doors leading out to the rear garden.

First Floor

Doors to all bedrooms and bathroom. Airing cupboard and loft access.

Master Bedroom & En Suite

Bedroom consists of a window to the rear aspect, carpet laid to floor, pendent light fitting to ceiling, radiator, built in wardrobes, space for a double bed and other furniture. En suite comprises a low level wc, hand wash basin, enclosed shower cubicle, heated towel rail and a frosted window.

Bedroom

Bedroom consists of two windows to the front aspect, carpet laid to floor, pendent light fitting to ceiling, radiator, built in wardrobes and space for a double bed and other furniture.

Family Bathroom

Bathroom comprises of spotlights to the ceiling a low level wc, hand wash basin, panelled bathtub with mixer tap and overhead shower and shower screen, tiling to splash sensitive areas, heated towel rail and a frosted window.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, pendent light fitting to ceiling, radiator, built in wardrobes and space for a single bed and other furniture.

Bedroom

Bedroom consists of a window to the front aspect, a pendent light to the ceiling, carpet laid to floor, radiator, built in wardrobes, space for a double bed and a range of other furniture.

Rear Garden

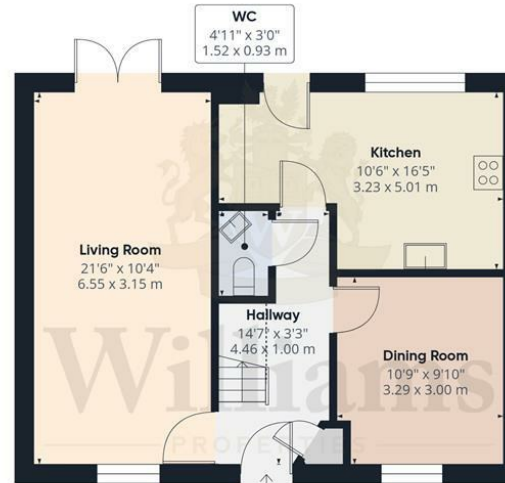
The rear garden is landscaped and consists of a patio area to the front, with grass lawn laid to the remainder, a variety of mature plants encompasses the perimeter. A rear fence is due to be constructed soon. Side access gate to the garage/ driveway.

Garage/ Driveway

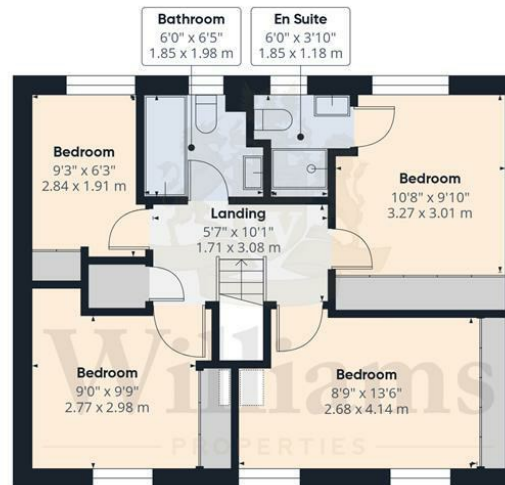
The garage is due to be constructed to the side of the property along with a private driveway for two cars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) 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			
(09-08) C			
(05-06) D			
(07-04) E			
(01-03) F			
(11-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area^m

1128 ft²

105 m²

Reduced headroom

11 ft²

1.1 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.

GIRAFFE 360



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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.