



Branch Lane

Kingsbrook | Aylesbury | Bucks | HP22 7DW





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**\*UNEXPECTEDLY BACK TO MARKET DUE TO A CHAIN BREAK\*** Williams Properties are pleased to welcome to the market this superb four bedroom Three storey detached Family home in the new development of Kingsbrook, Aylesbury. The property is in excellent condition throughout and benefits from an entrance hall, living room, large kitchen/diner, utility room, downstairs WC, four bedrooms with en-suite to master and two family bathrooms. Fully enclosed rear garden with a garage and driveway. Viewing is highly recommended on this lovely home.

Offers in excess of £514,500

## Broughton / kingsbrook

Kingsbrook is a new 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, supermarket and takeaways as well as a doctor's surgery nearby. There is also regular bus services into and around the town centre. Primary School - Kingsbrook View Primary Academy & Berton C of E Primary School – Secondary Schools – The Grange & Aylesbury Grammar Schools.

## Local Authority

Aylesbury Vale District Council

## Council Tax / Services

Band F

All main services available

## Entrance

Enter the property via composite front door leading in to the entrance hall with stairs rising to the first floor and doors leading off to the lounge, kitchen/diner and WC. There is Amtico flooring laid to floor, one radiator panel and a telephone point.

## WC

The WC comprises of Amtico flooring laid to the floor with a low level WC, pedestal hand wash basin, tiling to splash sensitive area, one wall mounted radiator panel and a single light pendant.







- Detached
- En-suite To Master Bedroom
- Corner Plot
- Close To Schools
- Four Double Bedrooms
- Three Storey Home
- Garage And Parking
- South Side Location

#### Lounge

The lounge is light and airy and comprises of carpet laid to floor, two light fittings to the ceiling, television aerial point, UPVC double aspect windows to the front and side aspect and space for a three piece suite, storage units and other furniture.

#### Kitchen/Diner

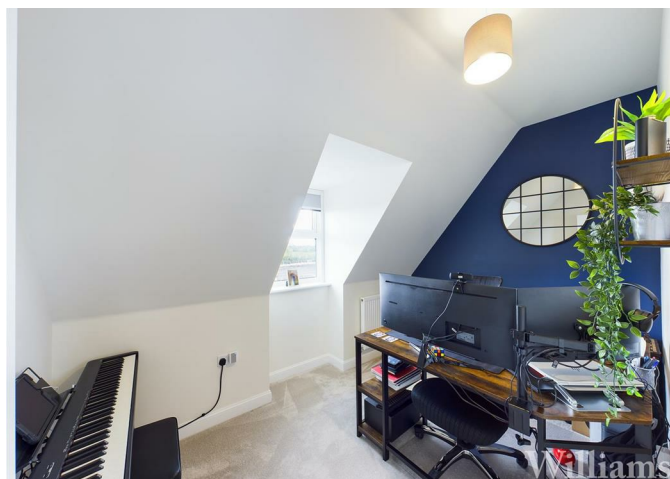
The kitchen/dining room is a good size and comprises of Amtico flooring laid to the floor with a range of modern base and wall mounted units, laminate work surfaces, stainless steel sink with draining board and mixer tap, integrated single oven with hob and extractor fan overhead, integrated dishwasher and fridge/freezer, spot lights to the ceiling, cupboard housing the boiler, one wall mounted radiator panel, UPVC bay window to the front aspect and a UPVC double doors leading out to the rear garden and utility. There is space for a large dining table with several chairs.

#### Utility Room

Comprising base and wall mounted units with laminate work surfaces, integrated washing machine, one wall mounted radiator panel and an under stairs storage cupboard with a door leading out onto the driveway parking.

#### First Floor And Landing

Stairs rise to the second floor with carpet laid to the floor, one wall mounted radiator panel and an airing cupboard. and doors leading to bedroom one and bedroom 2 and the family bathroom.





The property is within walking distance to local amenities which include a supermarket and Doctors surgery. Local schools include Kingsbrook View Primary Academy, Birtton C of E Combined School, St. Louis Catholic Primary School and Aylesbury Grammar Schools.



**Master Bedroom /Dressing Area & En-Suite**

The master bedroom comprises of carpet laid to the floor with a single light pendant to the ceiling, one wall mounted radiator panel, UPVC window to the front aspect the .There is space for a double bed and other bedroom furniture. There is a door to the en-suite and an archway in to the dressing area. The dressing area comprises of carpet laid to the floor with single light pendant to the ceiling and space for wardrobes and other furniture. The en-suite comprises of Amtico flooring spot lights to the ceiling, double power shower cubicle with glass sliding doors, pedestal hand wash basin, low level WC, heated towel rail and a UPVC modesty window to the side aspect.

**Bedroom Two**

Bedroom two comprises carpet laid to the floor with a wall mounted radiator panel, UPVC window to the front aspect, one wall mounted radiator panel and space for a double bed, wardrobes and other furniture.

**Family Bathroom**

The bathroom comprises of Amtico flooring, spot lights to the ceiling, white panelled bathtub, pedestal hand wash basin, low level WC, heated towel rail, tiles to the wall surround and a UPVC modesty window to the side aspect.

**Second Floor Landing**

Large Landing area which can have multiple uses , doors leading to two further bedrooms and a family shower room.

**Bedroom Three**

Bedroom three comprises of carpet laid to the floor, one wall mounted radiator panel, UPVC window to the front aspect, access to roof void and space for a double bed, wardrobes and other furniture.

**Bedroom Four**

Comprises carpet laid to the floor, one wall mounted radiator panel, UPVC window to the front aspect and space for a single bed and other furniture.

**Shower Room**

The shower room comprises of Amto flooring, double power shower cubicle with glass sliding doors, pedestal hand wash basin, low level WC, heated towel rail and tiles to splash sensitive areas.

**Rear Garden Garage and Parking**

The rear garden is beautiful landscaped it is full enclosed and comprises of a patio area leading from the kitchen/diner with lawn laid to the remainder. There is space for a range of garden apparatus. Gated access leading out to the driveway parking. Allocated parking for approx. two vehicles to the side of the property in front of the garage. The garage features a up and over door ceiling storage space and has light and power.

**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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A			(02 plus) A		
(81-91) B			(01-01) B		
(69-80) C			(00-00) C		
(55-68) D			(00-00) D		
(39-54) E			(00-00) E		
(21-38) F			(00-00) F		
(1-20) G			(00-00) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





YOU ARE MY  
SUNSHINE  
MY ONLY SUNSHINE  
YOU MAKE ME  
HAPPY  
WHENEVER I AM GLAD  
TO SEE YOUR FACE  
I LOVE YOU  
PLEASE DON'T TELL  
ANYONE

Williams



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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