



Teasel Street

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BU



Williams
PROPERTIES

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Welcome to Teasel Street, Kingsbrook, Aylesbury - a charming three bedroom house set over three floors and is in immaculate order throughout. Accommodation offers a downstairs wc, living room, fitted kitchen, three bedrooms, en suite and family bathroom. Outside there is driveway parking and an enclosed garden. Viewing is highly recommended on this perfect family home.

£425,000

- Kingsbrook
- Fantastic Order Throughout
- Set Over Three Floors
- Three Bedroom House
- Enclosed Rear Garden
- Driveway Parking

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 and a Sainsbury Local. 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 E

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

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



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.



WC

Comprising a low level wc, radiator and pedestal hand wash basin.

Kitchen

Kitchen consists of a range of wall and base mounted units with worktops, inset sink bowl unit, inset electric hob, oven and extractor, integrated fridge/freezer, dishwasher and washing machine. Window to the front aspect, radiator and wood effect flooring.

Living Room

Living room consists of French doors leading out to the garden, wood effect flooring, light fittings to ceiling, radiator and space for a sofa set, dining table set and other furniture. Storage cupboard.

First Floor

Doors to two bedrooms and bathroom. Stairs rise to the second floor.

Bedroom

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

Bedroom

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

Bathroom

Bathroom is fully tiled and comprises a wc, pedestal hand wash basin, panelled bathtub with shower and screen, radiator and window.

Second Floor

Door to the master bedroom.

Master Bedroom & En Suite

Bedroom consists of custom built wardrobes and vanity unit, carpet laid to floor, radiators, sky lights and window to the front aspect, light pendants to ceiling and space for a king size bed and other furniture. En suite comprises a wc, pedestal hand wash basin, enclosed shower cubicle, radiator and sky light.

Rear Garden

Enclosed rear garden with a paved patio, grass area with gravelled borders and garden shed.

Parking

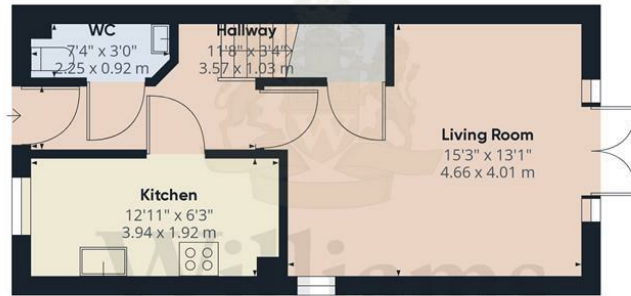
Block paved driveway with space for two vehicles.

Buyer Notes

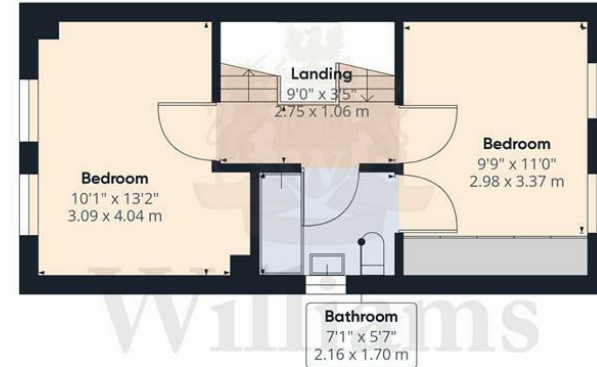
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

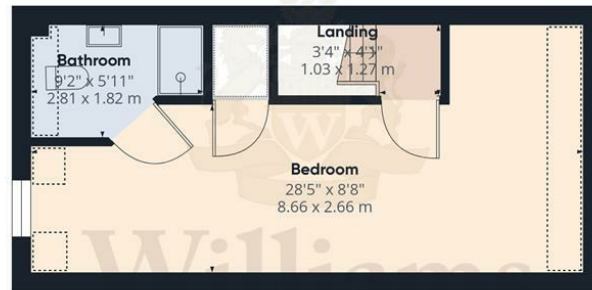
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
 1074.85 ft²
 99.86 m²

Reduced headroom
 40.68 ft²
 3.78 m²

(1) Excluding balconies and terraces.

(2) 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.

GIRAFFE 360



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.