



Armstrongs Fields

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BX



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Welcome to this stunning HYTHE SPECIAL five bedroom house located in the desirable area of Kingsbrook, Aylesbury. This modern property boasts a large lounge/diner, a modern fitted kitchen, five bedrooms, three bathrooms and a downstairs cloakroom. Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of everyday life. The contemporary design of the house provides a stylish and comfortable living environment for you and your loved ones to enjoy. Viewing is highly recommended on this property.

£525,000

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.

Council Tax

Band E

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

This entrance hallway features Amtico flooring, a pendant light to the ceiling, a wall mounted radiator, doors to the downstairs cloakroom, kitchen, lounge/diner and carpeted stairs to the first floor.

Cloakroom

This cloakroom features Amtico flooring, a wall mounted radiator, a sink with a mixer tap and tiles to splash sensitive areas, a pendant light to the ceiling and a low level WC.





- HYTHE SPECIAL
- Set Over Three Floors
- Good Road Links
- Immaculate Throughout
- Kingsbrook Development
- 5 Bedroom House
- Three Bathrooms
- Viewing Highly Recommended

Kitchen

This kitchen is comprised of Amtico flooring, a wall mounted radiator, a pendant light to the ceiling, a large window to the front aspect, a range of wall and base mounted shaker style units with fitted cupboard down lights and plinth lights, featuring an inset oven, microwave, gas stove, extractor, wine fridge, fridge/freezer, dishwasher and basin with a mixer tap.

Lounge/Diner

This spacious lounge/diner features Amtico flooring, three wall mounted areas, pendant light to the ceiling and a fitted light to the wall, under stair storage space, two skylights and windows and double French doors to the rear aspect. Ample space for lounge and dining room furniture.

First Floor Landing

This L-shaped First Floor Landing consists of carpeted flooring, a wall mounted radiator, a pendant light to the ceiling, and doors to three bedrooms and a shared access en suite/bathroom. Carpeted stairs to the second floor landing.

Bedroom

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator, two windows to the front aspect and space for a double bed and other bedroom furniture.

Bedroom

This bedroom consists of carpeted flooring, a pendant light to the ceiling, a wall mounted radiator, two windows to the rear aspect, inset double wardrobes and a door to the shared access en suite/bathroom. Plenty of space for a double bed and other bedroom furniture.



There is a popular primary school, children's play area, public house and a doctor's surgery nearby and a parade of shops including a Tesco express & Wenzel's. 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.



Jack-and-Jill En Suite

This Jack-and-Jill en suite consists of tiles to the floor, splash sensitive areas and the shower unit, a wall mounted radiator, a sink with a mixer tap, low level WC, a fitted light to the ceiling, an enclosed shower unit and shared access from the bedroom and First Floor Landing.

Bedroom

This bedroom is comprised of carpeted flooring, a pendant light to the ceiling, a window to the rear aspect, a wall mounted radiator, door to the en suite and space for a double bed and other bedroom furniture.

En Suite

This En Suite consists of tiles to the floor, splash sensitive areas and the shower unit, a wall mounted radiator, a sink with a mixer tap, low level WC, a fitted light to the ceiling, an enclosed shower unit and a frosted window.

Second Floor Landing

This Second Floor Landing is comprised of carpeted flooring, a pendant light to the ceiling and doors to the bathroom and two bedrooms.

Bathroom

This bathroom features tiled flooring, a wall mounted radiator, a sink with a mixer tap and splash sensitive tiling, a low level WC, a frosted window, a bathtub with a mixer tap and tiling to splash sensitive areas and a fitted light to the ceiling.

Bedroom

This bedroom features carpeted flooring, a pendant light to the ceiling, an inset wardrobe and a window to the front aspect. Space for a double bed and other bedroom furniture.

Bedroom

This bedroom features carpeted flooring, two windows to the front aspect, a wall mounted radiator, pendant light to the ceiling, inset triple wardrobes, Ample space for a double bed and other bedroom furniture.

Garden

This enclosed rear garden is comprised of a patio area wrapped around the property and grass lawn laid to the remainder and access to the driveway parking.

Parking

There is off road driveway parking to the side of the property for 2 to 3 vehicles.

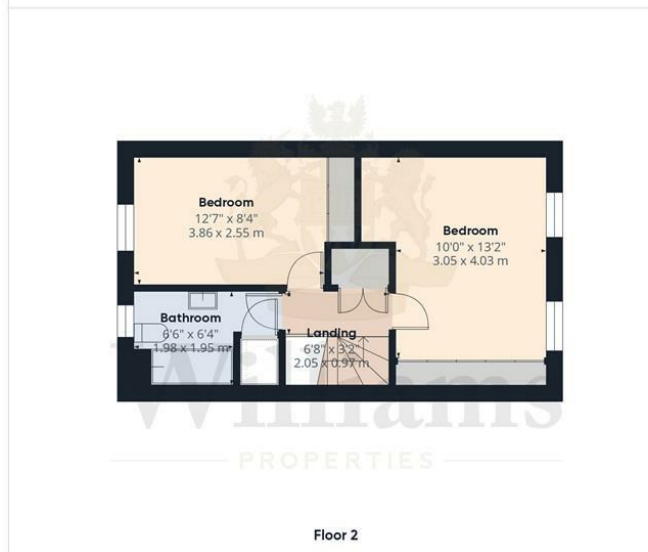
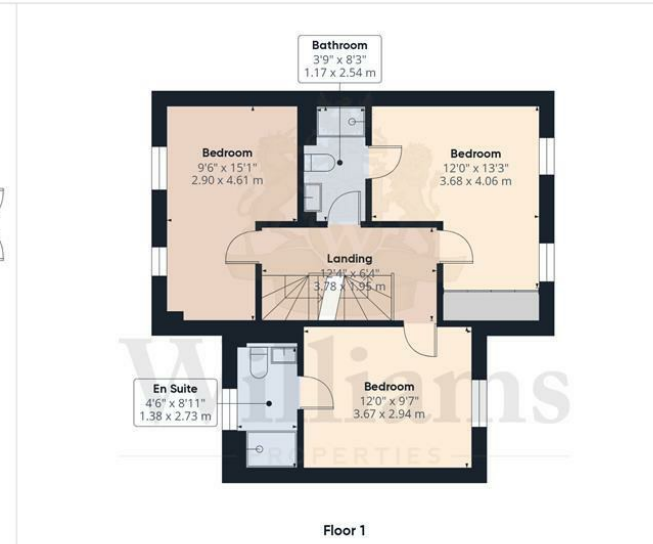
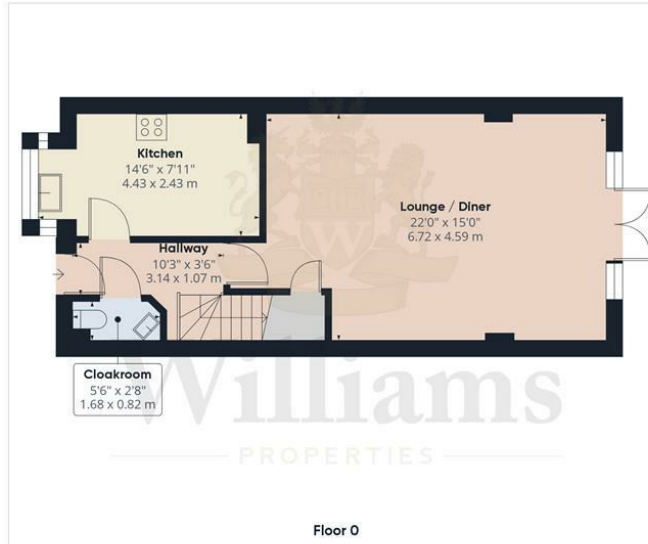
Buyers Notes

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 plus) A		86	95
(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			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(17-28) F			
(1-16) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
 1404.91 ft²
 130.52 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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.