



Maybrick Road

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BA



Williams
PROPERTIES

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Williams properties are delighted to offer to the market this two bedroom terraced house set on the highly sought after Kingsbrook development. The property consists of an open plan living area/kitchen, downstairs cloakroom, two double bedrooms and bathroom. Outside there is an enclosed rear garden and allocated parking. Viewing comes highly recommended on this well presented home.

Asking price £318,000

- Kingsbrook Development
- Two Bedroom House
- Allocated Parking
- Open Plan Living Area
- Enclosed Rear Garden
- Good Road Links
- Downstairs Cloakroom
- Viewing Highly Recommended

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 C

Local Authority

Buckinghamshire Council

Services

All main services available



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.



Entrance Hall

Enter through the front door into the hall with stairs rising to the first floor and a door to the living area.

Open Plan Living Area / Kitchen

Living area consists of carpet laid to floor, window to the front aspect, radiator, light fitting to ceiling and space for a sofa set, dining table set and other furniture. Kitchen comprises a range of wall and base mounted units with worktops, inset sink bowl unit with window over, inset gas hob and oven, space for fridge/freezer and washing machine.

Hallway

Doors to the wc and garden.

WC

WC comprises a hand wash basin, low level wc and radiator.

First Floor

Doors to both bedrooms and bathroom.

Bedroom

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

Bedroom

Bedroom consists of a window to the rear aspect, built in wardrobe, carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture. Access to the loft space.

Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub with shower over, radiator and extractor fan.

Rear Garden

Enclosed rear garden with a paved patio, grass laid to the remainder, garden shed and gated access to the rear.

Parking

Allocated parking to the front of the property.

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			
(92-100) A			95
(81-91) B		82	
(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			
(0-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

