

# Maybrick Road

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BA

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
- Allocated Parking
- Enclosed Rear Garden
- Downstairs Cloakroom
- Two Bedroom House
- Open Plan Living Area
- Good Road Links
- 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**

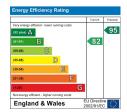
Enclosed rear garden with a paved patio, grass laid to the remainder, garden shed and gated access to the rear.

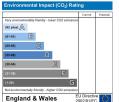
#### Parking

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.















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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.