



31 Grand Junction

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7EA



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NO CHAIN Williams Properties are pleased to welcome to the market this superb four bedroom, three storey home in the new development of Kingsbrook, Aylesbury. The property is in good condition throughout and benefits from a kitchen/dining area, separate living room, four bedrooms, family bathroom, En Suite and downstairs cloakroom. Outside offers an enclosed rear garden, garage & driveway. Viewing is highly recommended on this home.

£440,000

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 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

Services

All main services available

Council Tax

Band E

Local Authority

Buckinghamshire Council

Entrance Hallway

Enter through the front door into the entrance hall consisting of doors to the office, downstairs cloakroom, kitchen/diner and storage cupboard. Fitted with modern herringbone flooring, lights to ceiling and carpeted stairs rise to the first floor.

Office

Office consists of a window to the front aspect, wood effect flooring, light fitting to ceiling and wall mounted radiator. Space for a bed or a range of office furniture.





- Three Double Bedrooms
- Newly Landscaped Garden
- Garage And Driveway
- Downstairs Office
- Semi-Detached House
- Master Bedroom With En-suite
- Kitchen/Diner/Living Area
- Viewing Highly Recommended

Cloakroom

Downstairs Cloakroom comprises a low level wc, corner hand wash basin, light fitted to ceiling and wall mounted radiator.

Kitchen/Diner

Kitchen Diner consists of a range of glossed wall and base mounted units, inset sink bowl unit with mixer tap and draining board, inset gas hob, oven, extractor fan and splashback. Integrated fridge/freezer, washing machine and dishwasher. Fitted with modern herringbone style flooring, French doors leading out to the rear garden, under-stair storage, light fitting to ceiling and wall mounted radiator. Space for a sofa, dining table set and other dining room furniture.

First Floor Landing

Doors to the living room and a bedroom, carpeted flooring and stairs rise to the second floor.

Living Room

Living room consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a sofa set and other living room furniture.

Bedroom

Bedroom consists of a window to the rear aspect, carpet laid to floor, two fitted wardrobes, light fitting to ceiling and wall mounted radiator. Space for a king size bed and other bedroom furniture. Door to the En Suite.



The property is within walking distance to amenities at the basin which include a Tesco store, Wenzels Bakery and near by a doctors surgery. Local schools include brand new Kingsbrook primary and secondary schools, The Grange School, St. Louis Catholic Primary School and Aylesbury High and Grammar Schools'



En Suite

En suite comprises a low level wc, pedestal hand wash basin and fully tiled enclosed shower cubicle. Wall mounted radiator and a frosted window.

Second Floor Landing

Doors to two further bedrooms, bathroom, cupboard and carpeted flooring. Access to the loft space.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a king size bed and other bedroom furniture.

Bedroom

Bedroom consists of a window to the rear aspect, in-built wardrobes, carpet laid to floor, light fitting to ceiling and wall mounted radiator. Space for a super king bed and other bedroom furniture.

Family Bathroom

Bathroom comprises a low level wc, pedestal hand wash basin and a panelled bathtub with mixer tap. Frosted window to the side aspect and wall mounted radiator.

Rear Garden

Enclosed rear garden with a paved patio area and grass laid to the remainder. Garden gate to the driveway & garage. Covered seating area with space for garden furniture.

Garage

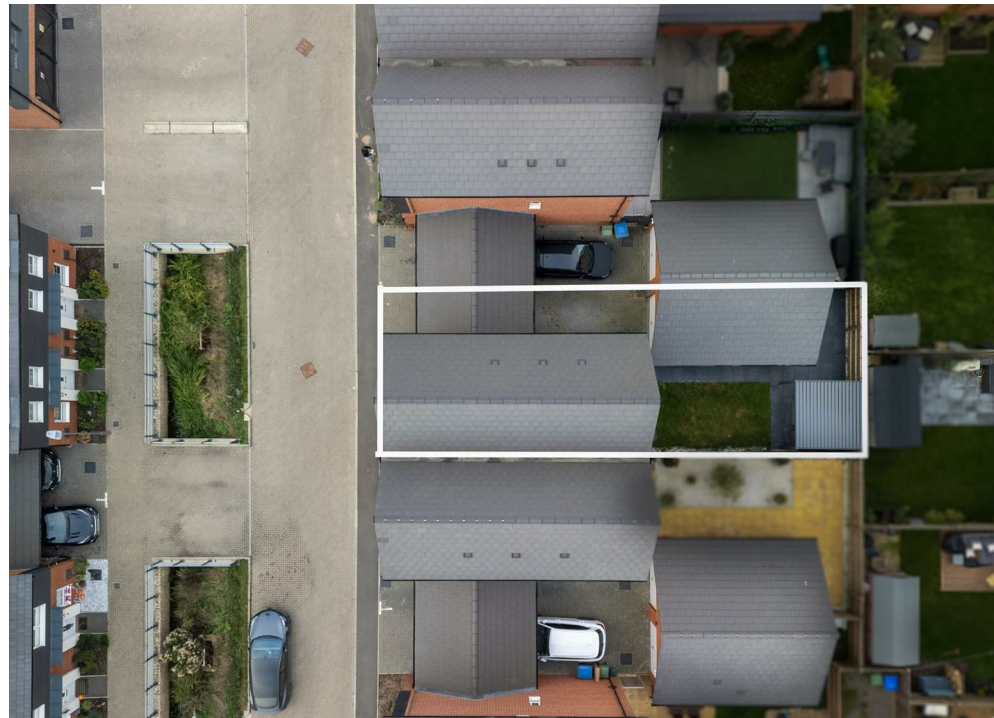
Single garage with up and over door and fitted lighting

Outside - Front

Brick paved driveway, parking for several cars leading to front door, garage and rear garden access.

Buyer Notes

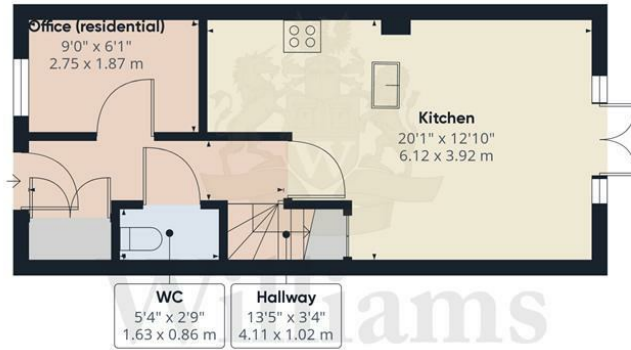
In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-B1)			
(69-80) C				(B2-B2)			
(55-68) D				(C1-C1)			
(39-54) E				(C2-C2)			
(21-38) F				(D1-D1)			
(1-20) G				(D2-D2)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



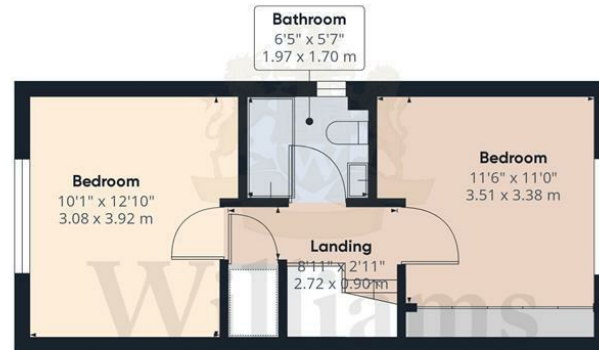
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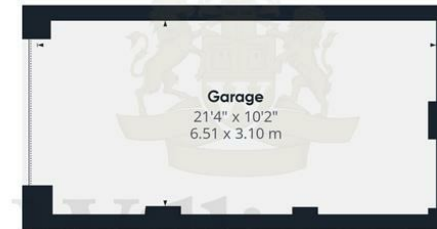
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1268.1 ft²
117.81 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. 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.