



11 Coronet Road

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BY



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NEW INSTRUCTION!! Williams Properties are delighted to bring to the market this well presented family three bedroom semi-detached house in the new development of Kingsbrook, Aylesbury, and comprises entrance hall, lounge/diner, kitchen, downstairs WC, three bedrooms with En-suite to master and a family bathroom, enclosed rear garden and driveway parking. Viewing is highly recommended!! Available 27th September 2024.

Per month £2,000 Per month

- Kingsbrook
- Lounge / Diner
- Close To Schools
- En Suite To Master Bedroom
- Three Bedroom House
- Driveway Parking
- Close To Amenities
- Viewing Highly Advised

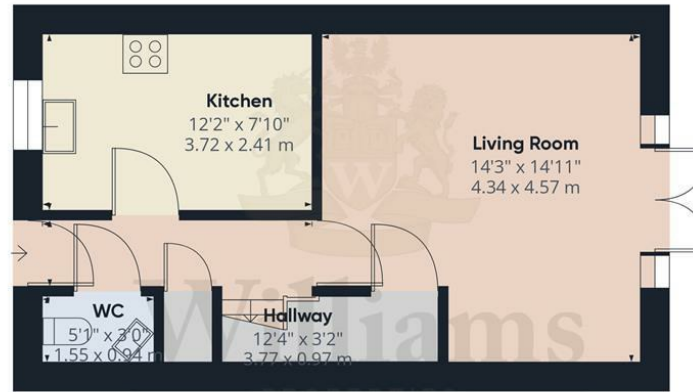


There is a popular primary school, children's play area, public house and a doctor's surgery nearby. There is also regular bus services into and around the town centre. The development is 1.7 Miles from Aylesbury bus & train station with the property being a short walk from picturesque canals with the development being 60% wild-life friendly green space.

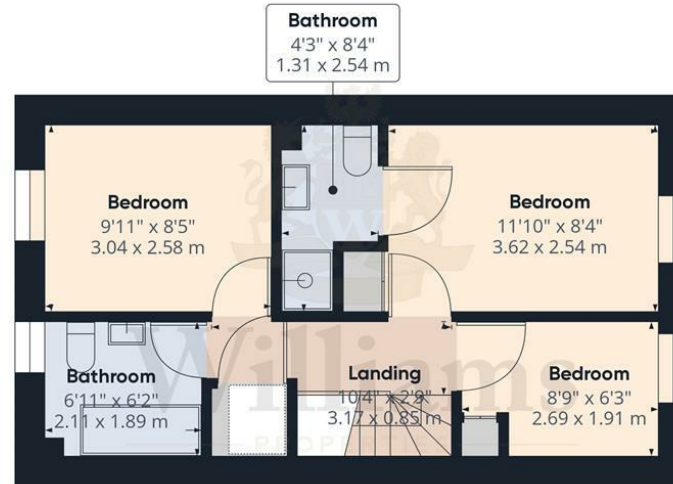


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02-10) 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	



Floor 0



Floor 1



Approximate total area¹⁰
747.93 ft²
69.48 m²

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.

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.