



Barge Crescent

Kingsbrook | Aylesbury | Bucks | HP22 7BH



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PROPERTIES

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Welcome to this stunning detached house located on Barge Crescent in the desirable area of Kingsbrook, Aylesbury. This modern property boasts two spacious reception rooms, good size kitchen/diner, utility room, five bedrooms and three bathrooms. Outside there is a double garage, large driveway, good size garden and the property has solar panels installed (fully paid). There is ample space for everyone to enjoy their own privacy and comfort. 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.

Offers in excess of £695,000

## 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 F

## Local Authority

Buckinghamshire Council

## Estate Charge

Maintenance £308.36 approx. per annum

## Entrance

Enter through the front door into the entrance hall consists of kamdean flooring laid to the floor, light pendant to the ceiling and there are doors to the dining room, living room, kitchen and w/c. Stairs rising to the first floor landing.

## Dining Room

Dining room consists of a bay window to the front aspect, kamdean flooring, light pendant to ceiling, a wall mounted radiator, fitted cabinets with lighting and space for a dining table set and other furniture.

## Living Room

This spacious dual aspect living room features, carpet laid to floor, light fittings to ceiling, a media plate on the wall, wall mounted radiators x 2 and French doors leading out to the garden. There is space for a sofa set and other furniture.





- Kingsbrook Development
- Large Kitchen / Diner
- Three Bathrooms
- Set Over Three Floors
- Five Bedroom Detached House
- Double Garage
- Solar Panels
- Viewing Highly Recommended

**Kitchen/Diner**

This good size kitchen/diner consists of a range of wall and base mounted units with roll top worktops, inset sink bowl unit & mixer tap with a window over looking the garden, inset five ring gas hob, splashback and overhead extractor, integrated double oven and grill, wine fridge, dishwasher and space for an American fridge/freezer. Spotlights to ceiling, Amtico flooring, 2 x Velux windows, a door leading into the utility room and French doors leading out to the rear garden. There is space for a dining table set.

**Utility Room**

The utility consists of wall and base mounted units with roll top worktop, Amtico flooring laid to the floor, inset sink bowl unit & mixer tap, space and plumbing for washing machine and tumble dryer. There is a door to the side of the property leading out to the driveway.

**W/C**

Comprises a low level w/c, pedestal hand wash basin and a wall mounted radiator and kardean flooring laid to the floor.

**First Floor**

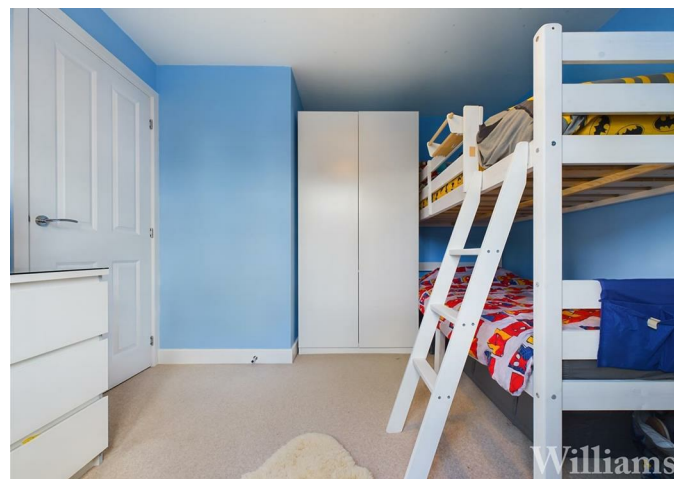
Stairs rising from the ground floor with doors to the family bathroom and three bedrooms, spot lighting to the ceiling, carpet laid to the floor and a window to the front aspect.

**Bedroom**

This bedroom is currently being used as a children's playroom and consists of carpet laid to floor, a wall mounted radiator, light fitting to ceiling, window to the rear aspect catching views of the beautifully landscaped pond that is situated behind the property. There is space for a king size bed and other bedroom furniture.

**Bedroom**

This bedroom consists of carpet laid to floor, a wall mounted radiator, light fitting to ceiling, a window overlooking to front aspect, space for a double bed and other bedroom furniture.



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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.



### Bedroom and Ensuite

This great size dual aspect bedroom consists of carpet laid to floor, wall mounted radiators x 2, light fitting to ceiling and space for a super king size bed and other bedroom furniture. There is also a high level power and aerial for wall mounted TV.

The room also boasts from a walk through wardrobe with space for a vanity table, spots to the ceiling and a wall length collection of wardrobes. and a door leading into the ensuite. The ensuite comprises a low level w/c, enclosed double shower cubicle and pedestal hand wash basin, heated towel rail, kamdean flooring, half height tiling to splash sensitive areas spots to the ceiling and a frosted window to the side aspect .

### Family Bathroom

The family bathroom comprises a low level w/c, pedestal hand wash basin, panelled bathtub with overhead shower and screen , kamdean flooring, a heated towel rail, tiled to splash sensitive areas, spot lighting to the ceiling and a frosted window to the rear aspect.

### Second Floor

Stairs rising from the first floor landing and consists of carpet laid to the floor, pendant light, Velux window to the rear aspect boasting the views of the pond situated to the rear of the property and there are doors to two further bedrooms and a bathroom.

### Bedroom

This dual aspect bedroom consists of carpet laid to floor, a wall mounted radiator, light fitting to ceiling window to the rear aspect providing views of the pond of which is situated to the rear of the property. There is space for a super king bed and a range of other bedroom furniture.

### Bedroom

This Bedroom is currently being used as an office and consists Kardean flooring, a window to the rear aspect, a wall mounted radiator, light fitting to ceiling and space for a double bed and other bedroom furniture.

### Bathroom

This second floor bathroom comprises of a low level w/c, pedestal hand wash basin, heated towel rail, tiles to splash sensitive areas, Kamdean flooring, an enclosed shower cubicle and a Velux window to the rear aspect.

### Rear Garden

This good size enclosed rear garden features a large paved patio area leading to an area of laid to lawn. mature Red Robin hedge row across the rear of the garden providing complete privacy from the neighbouring properties. Fruit bearing apple tree in raised planter a further patio area found to the rear of the garages providing a perfect seating and BBQ area perfect for entertaining with integrated lights to hedge and planters. There is a courtesy door to the garage direct from the garden and gated access to the driveway parking.

### Garage And Driveway

This double garage features light and power. There is driveway parking for four vehicles and a Hypervolt EV charging point. The property boasts from having fully paid solar panels - 28 Panels across south facing main house (18) panels and garage roof (10) panels , 2 x Batteries and 2 x Inverters for the solar panels in garage

### 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.

### ADDITIONAL FEATURES

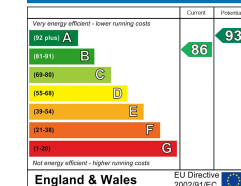
Solar Panels and batteries with an iBoost system to use the excess power generated by your Solar system to heat your hot water for FREE.

All bedrooms have additional power and all have an aerial point.

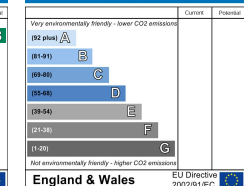
The kitchen and the master bedroom have high level power for TV.



### Energy Efficiency Rating

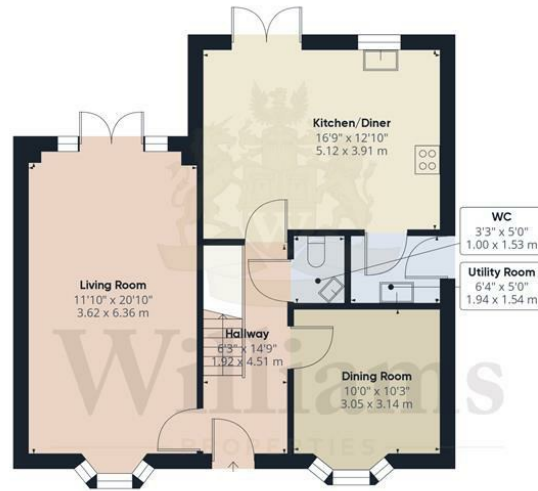


### Environmental Impact (CO<sub>2</sub>) Rating





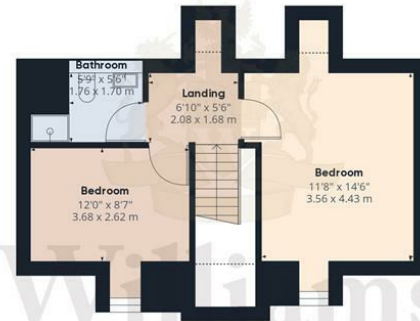
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

2123.07 ft<sup>2</sup>

197.24 m<sup>2</sup>

Reduced headroom

25.94 ft<sup>2</sup>

2.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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. 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.

Calculations are based on RICS IPMS 3C standard.

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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.