



Herald Street

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BS



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Williams Properties are pleased to welcome to the market this three bedroom semi-detached house in the new development of Kingsbrook, Aylesbury. The property benefits from an entrance hall, lounge, kitchen/diner, downstairs WC, three bedrooms with en-suite to master and a family bathroom. Outside there is an enclosed rear garden and driveway parking for two vehicles. Viewing is highly recommended on this lovely home.

Guide price £392,000

- Kingsbrook Development
- Kitchen / Diner
- Well Presented Throughout
- Close To Schools
- CHAIN FREE
- Three Bedrooms
- Driveway Parking
- En Suite To Master Bedroom
- 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 D

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hall with a further door into the lounge.



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.



Lounge

Lounge consists of a window to the front aspect, wood effect flooring, light fitting to ceiling, wall mounted radiator, stairs rising to the first floor and door leading into the kitchen/diner. Space for a sofa set and other furniture.

Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with square edge worktops, inset sink bowl unit with window over, inset gas hob, oven, splashback and overhead extractor fan, integrated fridge/freezer, dishwasher and space for washing machine. Under cabinet lighting, wood effect flooring, French doors to the rear garden and space for a dining table set.

Downstairs Cloakroom

Cloakroom comprises a low level wc, pedestal hand wash basin and wall mounted radiator.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other furniture. Door to the en suite.

En Suite

En suite comprises a low level wc, pedestal hand wash basin, enclosed shower cubicle, tiling to splash sensitive areas, wall mounted radiator and a frosted window.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other furniture.

Bedroom

Bedroom consists of a window, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a single bed and other furniture.

Bathroom

Bathroom consists of a low level wc, pedestal hand wash basin, panelled bathtub with shower and screen, tiling to splash sensitive areas, wall mounted radiator and a frosted window.

Rear Garden

Fully enclosed rear garden with a paved patio leading to an area of grass. Garden shed and gated access to the front.

Parking

Driveway parking for two vehicles.

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.

Estate charges

£141.18 estate charge every 6 month, advised by vendor.



