



6 Coronet Road

Broughton | Aylesbury | Buckinghamshire | HP22 7BY



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Williams Properties are delighted to welcome to the market this fantastic three bedroom semi-detached home situated in the exclusive Kingsbrook development in Aylesbury. The property boasts an open plan lounge/diner, kitchen, downstairs cloakroom, master bedroom with en-suite, two further bedrooms and a family bathroom. Outside there is an enclosed rear garden, carport and a driveway to the side of the property for two vehicles. Viewings comes highly recommended on this superb family home.

Offers in excess of £380,000

- Three Bedroom House
- Semi-Detached
- Driveway Parking
- En Suite To Master Bedroom
- Lounge / Diner
- Kingsbrook Location
- Close To Schools & Amenities
- Viewings Highly Advised

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 D

Local Authority

Buckinghamshire Council

Services

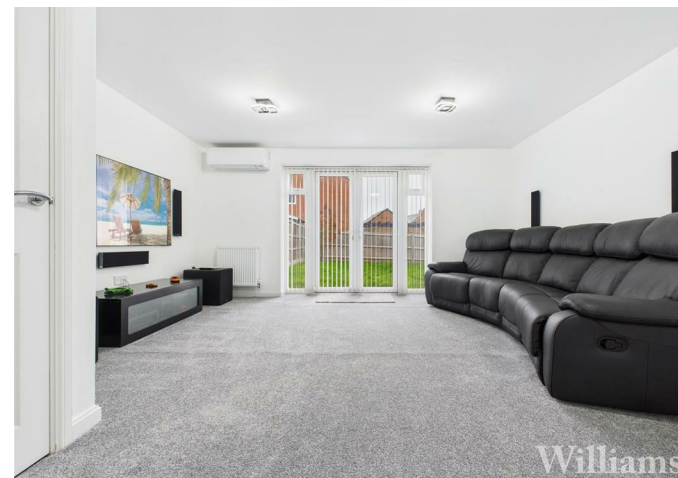
All main services available

Entrance Hall

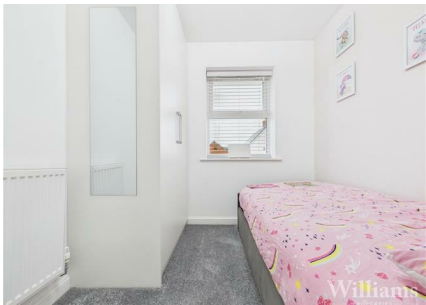
Enter through the front door into the entrance hall with doors to the kitchen, wc, lounge/diner and cupboard. Stairs rise to the first floor.

Cloakroom

Comprising of a hand wash basin, wc, fitted light to the ceiling, wood effect flooring and a wall mounted radiator.



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.



Kitchen

Kitchen comprises a window to the front aspect, a range of wall and base mounted units with worktops, an inset sink unit with mixer tap and draining board, inset gas hob, oven, and extractor fan and space for a fridge/freezer, washing machine and dishwasher. Wood effect flooring, a wall mounted radiator and fitted lights to the ceiling.

Lounge / Diner

The lounge/diner consists of carpeted flooring, French doors leading out to the rear garden, two wall mounted radiators, light fittings to the ceiling, storage cupboard and space for a sofa set, dining table and chairs and other furniture.

Landing

Doors to all bedrooms and bathroom. Loft access with storage.

Bedroom & En Suite

Bedroom consists of a window to the rear aspect, built in wardrobe, carpet laid to floor, light fitting to ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

The en suite comprises a pedestal hand wash basin, low level wc, enclosed shower cubicle, a heated towel rail, frosted window and tile effect flooring.

Bedroom

Bedroom consists of a window to the front aspect, carpet laid to floor, light fitting to ceiling, wall mounted radiator and space for a double bed and other furniture. Inset wardrobe and storage cupboard.

Bedroom

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

Bathroom

The family bathroom comprises a low level wc, pedestal hand wash basin, panelled bathtub with a mixer tap, fitted light to the ceiling, tile effect flooring, tiling to splash sensitive areas, a heated towel rail and frosted window.

Garden

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

Parking

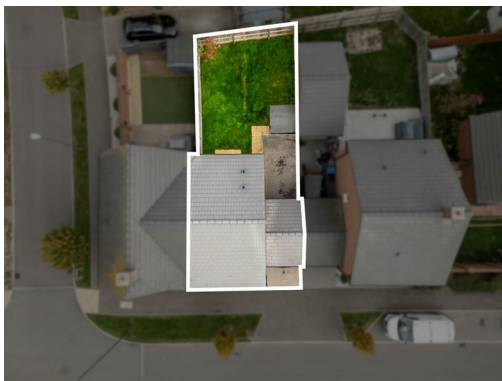
Block paved driveway for two vehicles with a carport roof overhead.

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
Very energy efficient - lower running costs		
(92 plus) 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Floor 0



Floor 1



Approximate total area⁽¹⁾
741 ft²
68.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. This floor plan is intended for illustration only.

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.