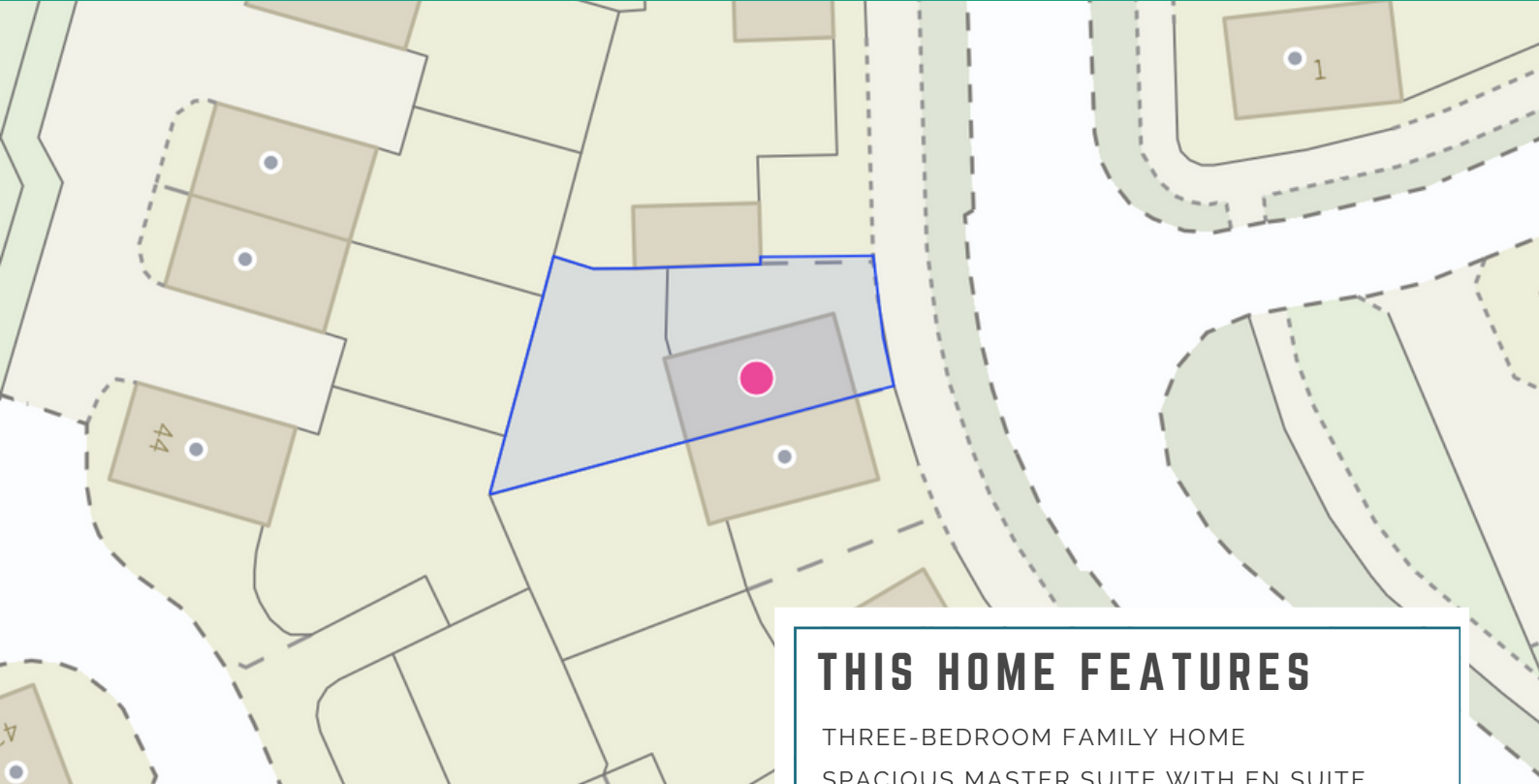


3 Bedroom Semi Detached **KINGSBROOK**

13 Armstrong Fields, Broughton
Aylesbury, HP22 7BR



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LOCATION

Kingsbrook is one of Aylesbury's most popular new developments thoughtfully designed to combine modern living with green open spaces, excellent schools, and easy access to the town centre. and benefits from its own primary and secondary schools, a local parade of shops including Tesco Express and Wenzel's Bakery, plus a new community centre. There are miles of cycle paths, nature walks, and play areas nearby

THIS HOME FEATURES

THREE-BEDROOM FAMILY HOME
SPACIOUS MASTER SUITE WITH EN SUITE
TWO ADDITIONAL DOUBLE BEDROOMS
JACK & JILL ACCESS TO THE MAIN
BATHROOM
GROUND FLOOR CLOAKROOM
KITCHEN/BREAKFAST ROOM
LOUNGE WITH FRENCH DOORS TO GARDEN
ENCLOSED REAR GARDEN
DRIVEWAY PARKING
LOCATED IN THE POPULAR KINGSBROOK
DEVELOPMENT
SHORT WALK TO LOCAL SCHOOLS, SHOPS,
PARKS AND TRAVEL HUB
EASY ACCESS TO AYLESBURY TOWN
CENTRE AND TRAIN STATION
IDEAL FOR FAMILIES OR PROFESSIONALS

perfect for families or professionals alike. Aylesbury town centre and mainline train station are just a short drive or bus ride away, offering direct services into London Marylebone in under an hour.





A modern three-storey family home located in the popular Armstrongs Fields area of Kingsbrook, just a short walk from green open spaces, new schools, and local amenities. The property offers well-balanced accommodation across three floors. On the ground floor, there's a bright kitchen/breakfast room, a cloakroom, and a generous lounge with French doors leading out to the enclosed garden. On the first floor are two double bedrooms, one of which benefits from Jack and Jill access to the main bathroom. The top floor is dedicated to an impressive master bedroom suite, complete with en suite shower room and storage. Outside, there's a private rear garden and a driveway to the side offering off-road parking.





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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