



## HEARN GREEN, KINGSBROOK, AYLESBURY

**PRICE £400,000**

**FREEHOLD**

A three bedroom semi-detached home located in the new Kingsbrook development, situated close to local amenities and schools, with excellent road links for commuters. The property offers a modern kitchen, living room and a downstairs cloakroom. Upstairs features three bedrooms, including a main bedroom with en-suite, along with a contemporary family bathroom. Outside, the home benefits from a private garden, garage and driveway.



## HEARN GREEN

• NEW KINGSBROOK DEVELOPMENT • THREE  
BEDROOM SEMI-DETACHED  
HOUSE • GARAGE AND  
DRIVEWAY • DOWNSTAIRS  
CLOAKROOM • MODERN KITCHEN • EN SUITE  
TO MAIN BEDROOM • GOOD ROAD  
LINKS • CLOSE TO SCHOOLS AND AMENITIES



### LOCATION

Kingsbrook is an exciting new community of homes in Aylesbury. Designed in close consultation with RSPB, this beautiful location will ensure nature has a home too. Acres of meadowland, parks play areas & new schools will be built here making this a popular family destination. Kingsbrook is on the Southeast side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring & London. Please note there is an Estate Management charge.

### ACCOMMODATION

The accommodation begins with an entrance hall featuring stairs rising to the first floor, a useful storage cupboard and a downstairs cloakroom. To the front of the property is a modern fitted kitchen, equipped with an inset gas hob, oven, extractor hood and splashback, along with integrated appliances including a fridge, washing machine and dishwasher.

To the rear, the spacious living room offers a bright and comfortable living space, benefitting from a built-in storage cupboard and double doors opening directly onto the rear garden.

Upstairs, the landing provides access to the loft and an airing cupboard. There are three bedrooms, with the main bedroom enjoying the added benefit of an en-suite shower room. A family bathroom serves the

remaining bedrooms.

Externally, the property boasts a fully enclosed rear garden, laid mainly to lawn with a patio area and gated side access leading to the front. Further benefits include a garage with an up-and-over door, with driveway parking positioned directly in front of the garage.



## HEARN GREEN





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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