



ARMSTRONGS FIELDS, KINGSBROOK, AYLESBURY

OFFERS IN EXCESS OF £425,000

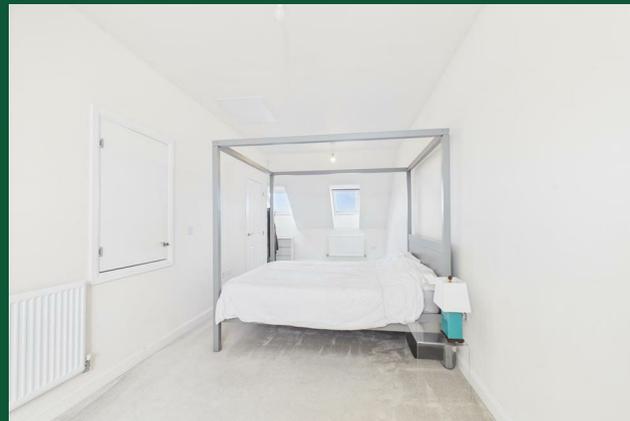
FREEHOLD

A three bedroom semi-detached home located in the new and popular Kingsbrook development. Arranged over three floors, the property offers a modern kitchen, spacious living room, and a convenient downstairs cloakroom. There are three good-sized bedrooms, including a master bedroom with en suite, as well as a contemporary family bathroom. Outside, the property benefits from a private garden and a driveway providing off-road parking.



ARMSTRONGS FIELDS

- THREE BEDROOM SEMI-DETACHED HOME • POPULAR KINGSBROOK DEVELOPMENT • SET OVER THREE FLOORS • DRIVEWAY PARKING TO THE SIDE • TWO DOUBLE BEDROOMS ON THE FIRST FLOOR • DOWNSTAIRS CLOAKROOM • WALKING DISTANCE TO SCHOOLS • SECOND FLOOR MASTER BEDROOM SUITE • EXCELLENT ROAD LINKS • MODERN KITCHEN



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 ground floor comprises a welcoming entrance hall with stairs rising to the upper floors and a convenient cloakroom. To the front of the property is a contemporary fitted kitchen, complete with an inset electric hob and oven, integrated fridge and dishwasher, and space for a washing machine. To the rear, the spacious living room benefits from a useful storage cupboard and French doors opening out to the garden, allowing for plenty of natural light and an ideal space for both relaxing and entertaining.

On the first floor, there are two double bedrooms, along with a modern family bathroom. Bedroom two enjoys the added benefit of direct access to the bathroom, creating a semi-en suite feel.

The second floor is dedicated to the impressive

dual-aspect master bedroom, which offers a bright and airy feel, along with its own en suite shower room and access to the loft.

Externally, the property features an enclosed rear garden laid to patio and lawn, garden shed and gated access to the front. To the side of the property, there is a driveway offering off-road parking.

This attractive home is ideal for families or professionals seeking modern living in a popular and well-connected development.

ARMSTRONGS FIELDS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

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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