

## CROWFOOT WAY, KINGSBROOK, AYLESBURY

PRICE £600,000

FREEHOLD

A spacious and beautifully presented four bedroom detached family home, ideally situated on a desirable corner plot within the popular Kingsbrook development. This modern property offers versatile living accommodation including a stylish kitchen/diner, living room, office/playroom and cloakroom. Upstairs features four well proportioned bedrooms, including a master bedroom with en suite, alongside a contemporary family bathroom. Outside, the home benefits from a landscaped rear garden, garage, and driveway parking, making it an ideal choice for modern family living.



# CROWFOOT WAY

- FOUR BEDROOM DETACHED HOUSE
- SITUATED ON A DESIRABLE CORNER PLOT
- KINGSBROOK DEVELOPMENT
- STYLISH KITCHEN/DINER
- LANDSCAPED REAR GARDEN
- MAIN BEDROOM WITH DRESSING AREA & EN SUITE
- VERSATILE OFFICE/PLAYROOM
- GARAGE AND DRIVEWAY
- DOWNSTAIRS CLOAKROOM
- CLOSE TO SCHOOLS AND AMENITIES



## LOCATION

Situated within the new and popular Kingsbrook development on the edge of Aylesbury, this property enjoys a prime position within a modern community designed for sustainable living. Residents benefit from a range of local amenities including a Tesco express, Wenzels, Esquires coffee shop and dental surgery, alongside extensive green spaces, walking routes and nature reserves. The development is particularly popular with families, offering excellent educational provision including The Kingsbrook School and local primary schools within easy walking distance. For commuters, there are convenient road links via the A41, while Aylesbury station provides direct services to London Marylebone in around an hour, making this an ideal location for those seeking a balance of countryside surroundings and connectivity. Please note there is an Estate Management charge.

## ACCOMMODATION

The accommodation begins with a welcoming entrance hall featuring stairs rising to the first floor and access to a convenient cloakroom. To the front of the property is a versatile office/playroom, ideal for those working from home or requiring additional family space. The living room has a built in media wall and enjoys a bright bay window, creating a light and comfortable setting.

To the rear of the property is a stunning kitchen/diner,

thoughtfully designed with both style and practicality in mind. The kitchen is fitted with a range of contemporary units and integrated appliances including an inset five-ring gas hob with cooker hood, water softener, integrated oven and grill, fridge freezer, washing machine and dishwasher. There is ample space for a dining table and chairs, alongside a built-in media/shelving area and a large storage cupboard. Double doors open directly onto the landscaped rear garden, creating an excellent indoor-outdoor entertaining space.

The first-floor landing provides access to the loft and an airing cupboard. There are four well proportioned bedrooms, with the master bedroom benefiting from a dressing area with built-in wardrobes and a stylish en suite shower room. The remaining bedrooms are served by a modern fully tiled family bathroom.

Externally, the landscaped rear garden has been designed for ease of maintenance and enjoyment, featuring multiple patio seating areas, an artificial lawn, attractive tree and shrub borders, two electric power points and gated side access. The property further benefits from a garage with light and power, EV charging point, together with driveway parking located directly in front of the garage.

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### ADDITIONAL INFORMATION

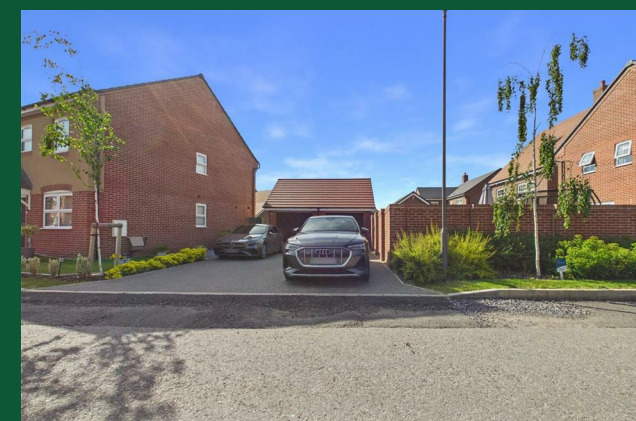
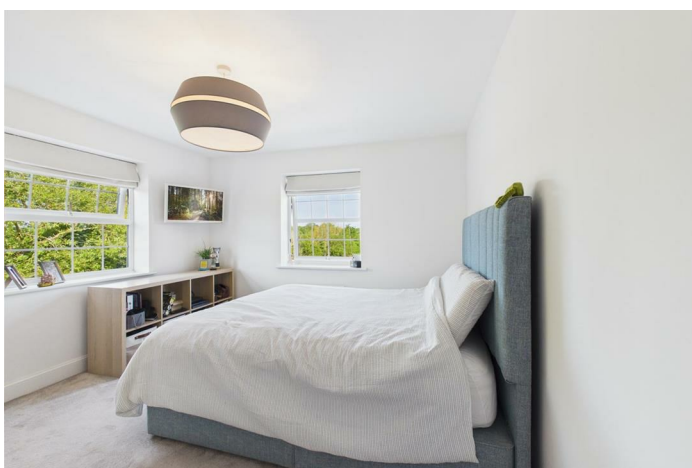
**Local Authority** – Buckinghamshire

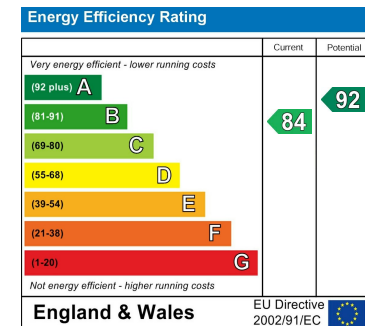
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 1377.79 sq ft

**Tenure** – Freehold





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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