



EMPEROR LANE, KINGSBROOK, AYLESBURY

PRICE £575,000

FREEHOLD

A four bedroom detached family home situated in the new and popular Kingsbrook development, ideally located within walking distance of local schools, amenities and excellent road links. The accommodation comprises a spacious living room, kitchen/diner and downstairs cloakroom. Upstairs offers four good-sized bedrooms, including a main bedroom with en suite, alongside a family bathroom. Externally, the property benefits from a rear garden, garage and driveway parking.



EMPEROR LANE

- FOUR BEDROOM DETACHED FAMILY HOME
- KINGSBROOK DEVELOPMENT
- WALKING DISTANCE TO SCHOOLS & AMENITIES
- EXCELLENT ROAD LINKS
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- MAIN BEDROOM WITH EN SUITE
- THREE FURTHER WELL PROPORTIONED BEDROOMS
- GARAGE AND DRIVEWAY
- FULLY ENCLOSED REAR GARDEN



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 an entrance hall featuring stairs rising to the first floor and an understairs cupboard. There is also a convenient downstairs cloakroom. To the front aspect, the living room provides a comfortable and welcoming space for relaxing.

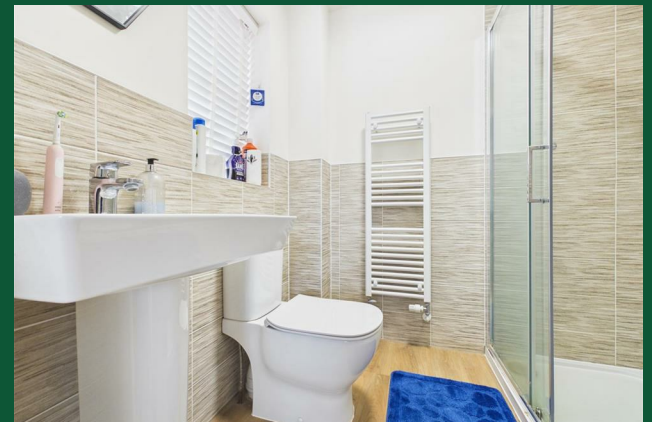
To the rear of the property is a well-equipped kitchen/diner, designed with both practicality and entertaining in mind. The kitchen includes an inset

gas hob with cooker hood over, integrated oven and grill, integrated fridge freezer and dishwasher. There is ample space for a dining table and chairs, alongside an additional storage cupboard and double doors opening onto the rear garden, allowing plenty of natural light into the room.

On the first floor, the landing provides access to the loft and includes an airing cupboard. There are four well-proportioned bedrooms, with the main bedroom benefitting from built-in wardrobes, a dressing table area and an en suite shower room. The remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a fully enclosed rear garden comprising a patio seating area and lawn, with gated side access leading to the front of the property. Further benefits include a garage with up and over door, power and lighting, as well as a driveway providing off-road parking.

EMPEROR LANE





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ADDITIONAL INFORMATION

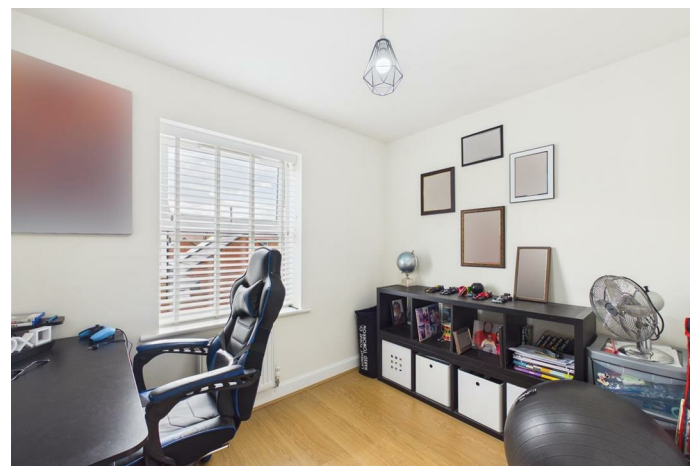
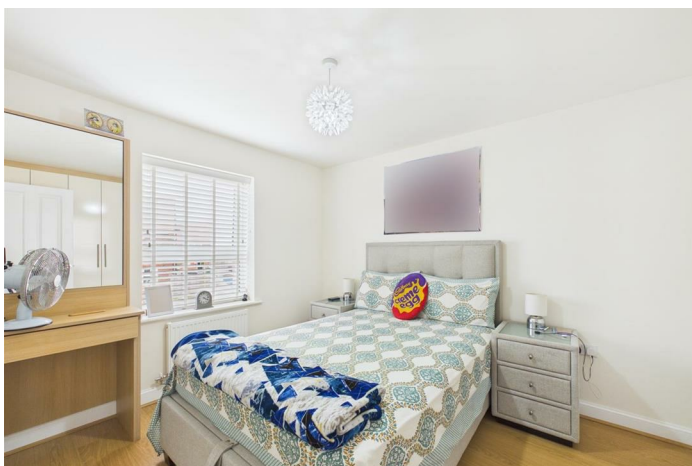
Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1185.00 sq ft

Tenure – Freehold





Ground Floor



Floor 1



Approximate total area⁽¹⁾
1185 ft²
110.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(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	

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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