



MARSWORTH DRIVE, KINGSBROOK, AYLESBURY

£425,000
FREEHOLD

A modern three/four bedroom terraced house located in the sought-after Kingsbrook development. Spread over three floors, the property features a spacious living room, family room, kitchen/diner, three bathrooms and three well-sized bedrooms. Additional benefits include a private rear garden and allocated parking. Ideal for families or professionals seeking stylish, contemporary living.



MARSWORTH DRIVE

• KINGSBROOK DEVELOPMENT • MODERN
TERRACED HOUSE • THREE/FOUR
BEDROOMS • SET OVER THREE
FLOORS • ALLOCATED PARKING • PRIVATE REAR
GARDEN • WALKING DISTANCE TO
SCHOOLS • GOOD ROAD LINKS • MULTIPLE
RECEPTION ROOMS • WELL PRESENTED
THROUGHOUT



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

Situated within the popular and modern Kingsbrook development, this well presented three bedroom terraced home offers spacious and versatile living across three floors – ideal for growing families or professionals alike.

Upon entering the property, you are welcomed by an entrance hall, complete with useful storage cupboards, a bright family room, a well-proportioned bedroom and a convenient shower room.

On the first floor, you'll find a generous living room with a Juliet balcony, offering a lovely space to relax and unwind. The modern kitchen/diner is well-appointed with integrated appliances and ample space for both cooking and dining.

The second floor comprises two further bedrooms, including a spacious main bedroom with en suite, a second double bedroom and a modern family bathroom.

Externally, the property enjoys a private rear garden, ideal for outdoor dining or family play, and benefits from allocated parking.

This home combines modern living with flexible accommodation in a desirable location, offering excellent transport links, schools, and local amenities close by.

MARSWORTH DRIVE





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ADDITIONAL INFORMATION

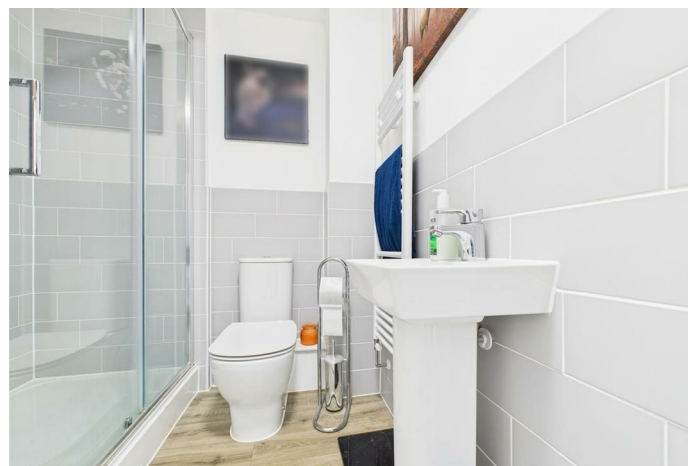
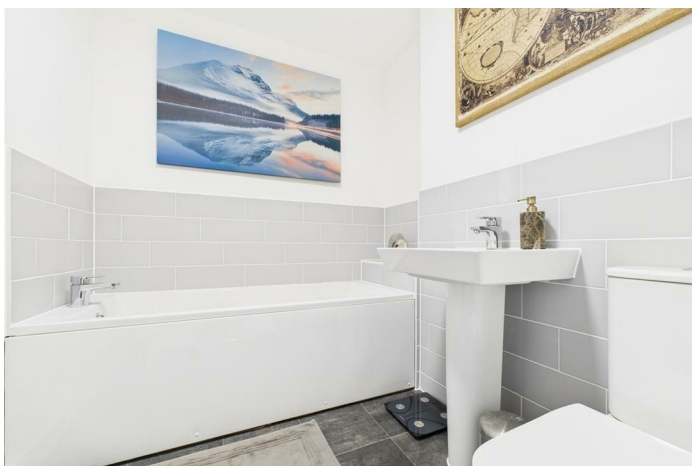
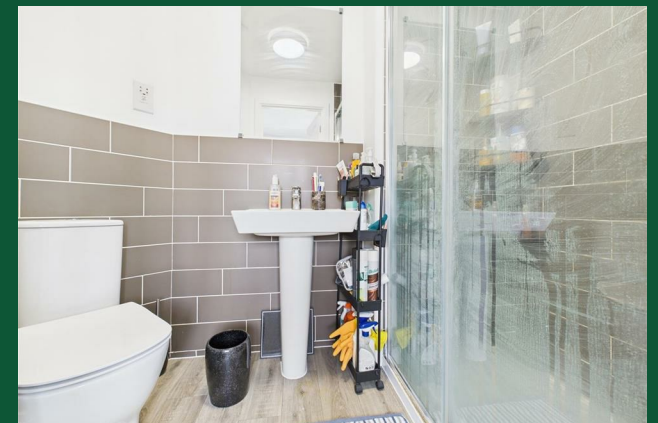
Local Authority – Buckinghamshire

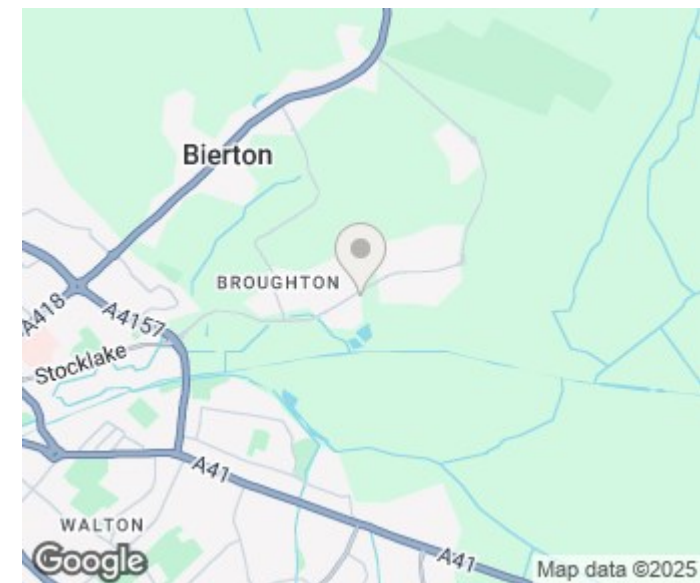
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1345.50 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(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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