

**KYNASTON AVENUE, AYLESBURY, BUCKINGHAMSHIRE**

**£565,000**  
**FREEHOLD**

A lovely FOUR BEDROOM DETACHED family home situated on a generous corner plot, located on this small development WITHIN WALKING DISTANCE OF THE HOSPITAL. The property benefits from: Stunning, landscaped rear garden - GARAGE AND DRIVEWAY - Ensuite to main bedroom.





## KYNASTON AVENUE

• FULLY DETACHED FAMILY HOME • FOUR BEDROOMS • CORNER PLOT • GARAGE AND DRIVEWAY • UPVC CONSERVATORY • TWO RECEPTION ROOMS • VERY WELL PRESENTED THROUGHOUT • LANDSCAPED, LOW MAINTENANCE GARDEN • KITCHEN/DINER • DOWNSTAIRS WC AND UTILITY



### LOCATION

The Stoke Farm area in Aylesbury is a well-established residential neighbourhood known for its blend of suburban tranquillity and convenient access to local amenities, Stoke Mandeville Hospital and transport links. It is situated approximately 1.2 miles from Aylesbury town centre. Nearby Schools include - William Harding Primary School, Ashmead Combined School, The Grange, Aylesbury High School & The Mandeville School

### ACCOMMODATION

Upon approach, the property features a welcoming porch that leads into a spacious entrance hallway, complete with a cloakroom for added convenience.

The ground floor offers a generous and inviting living room, enhanced by a feature fireplace that creates a charming focal point. Flowing seamlessly from the living room is a bright conservatory, perfect for enjoying the garden views year round.

To the rear, a large, well-equipped kitchen/diner offers ample workspace and space for appliances, ideal for both everyday family meals and larger gatherings. Adjoining the kitchen is a utility room with space and plumbing for appliances.

A further family room provides flexible space that can be used as a second living room, playroom or home

office.

A split-level landing with loft access leads to four well proportioned bedrooms, including a generous master bedroom with en suite bathroom and further loft access for storage. The family bathroom is modern and well-appointed, serving the remaining bedrooms.

The property enjoys a beautifully landscaped rear garden arranged over split levels, featuring a variety of mature flower and shrub beds, a dedicated vegetable plot, and a wooden gazebo – perfect for outdoor dining and entertaining. The garden has been thoughtfully designed to provide colour and interest throughout the seasons while remaining practical for family use.

To the front, there is a driveway providing off-street parking and access to a garage complete with light and power.

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### ADDITIONAL INFORMATION

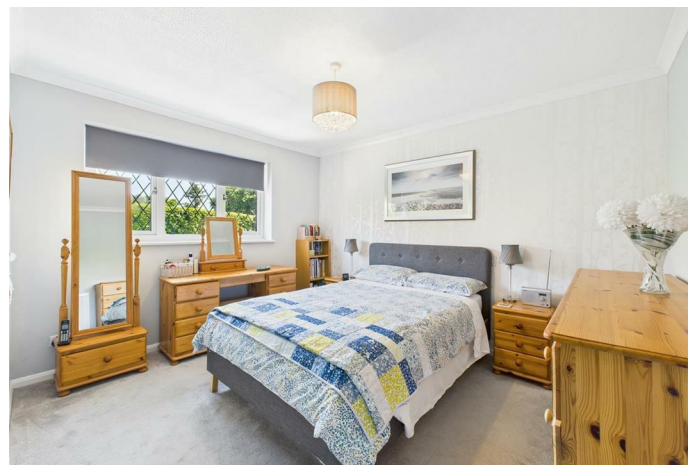
**Local Authority** – Buckinghamshire

**Council Tax** – Band E

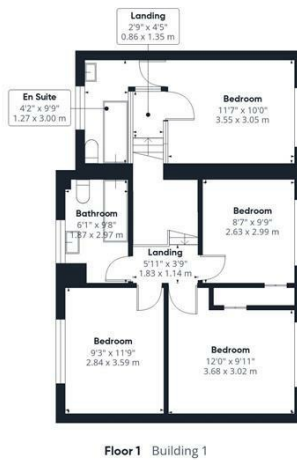
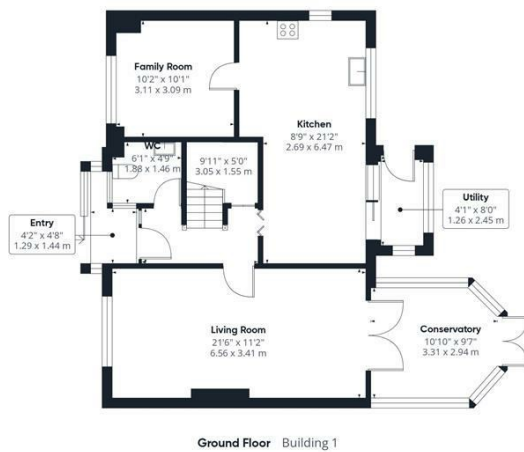
**Viewings** – By Appointment Only

**Floor Area** – 1562.00 sq ft

**Tenure** – Freehold







Approximate total area<sup>(n)</sup>

1562 ft<sup>2</sup>

145.1 m<sup>2</sup>


(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		64	79
<p><b>England &amp; Wales</b></p>		EU Directive 2002/91/EC	

George David & Co  
46 High Street  
Aylesbury  
HP20 1SE

01296 393 393  
info@georgedavid.co.uk  
www.georgedavid.co.uk

