

4 Bedroom Semi Detached

KINGSBROOK DEVELOPMENT

11 Cheddington Grove, Broughton
Aylesbury Bucks HP22 7AB



£525,000

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KINGSBROOK

THIS HOME FEATURES

FOUR DOUBLE
BEDROOMS
ENSUITE & DRESSING
ROOM TO MASTER
OFF ROAD PARKING FOR
TWO VEHICLES
POPULAR MODERN
DEVELOPMENT
NEARBY PARKS & GREEN
SPACES
WALK TO SCHOOLS

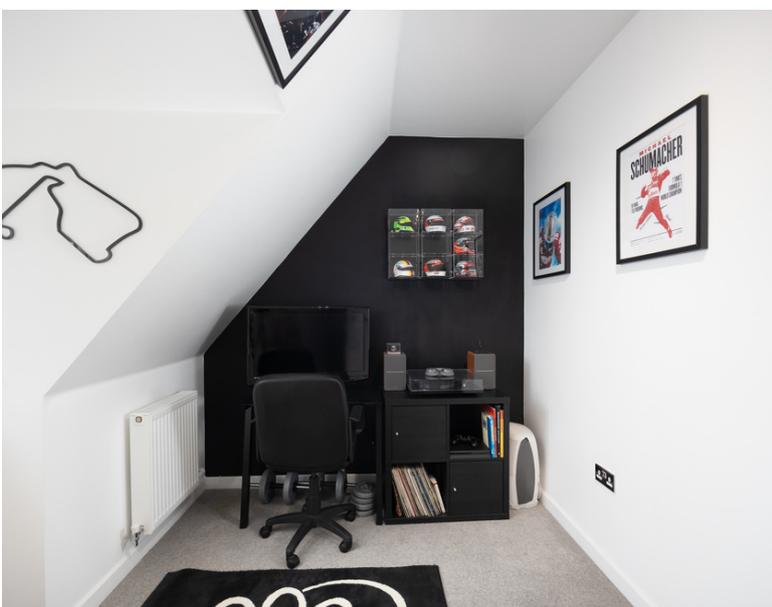
The modern Kingsbrook development epitomizes contemporary living creating a harmonious balance between urban convenience and natural serenity. This vibrant development boasts a diverse range of thoughtfully designed homes, offering the perfect blend of style, comfort, and convenience. From the sleek architectural designs to the green spaces that invite this dynamic development offers an exciting array of contemporary homes

surrounded by green spaces, and is designed with the resident in mind, boasting excellent connectivity to essential amenities, schools, and transport links. Whether you're drawn to the abundance of nearby parks, or the promise of a vibrant community, Kingsbrook invites you to experience a new era of living where every detail is crafted for your comfort and enjoyment.

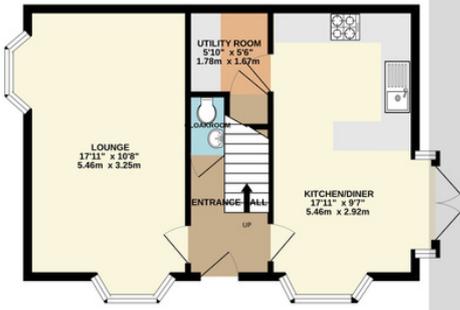


PROPERTY SUMMARY

Situated within the modern and vibrant Kingsbrook community in Aylesbury, this contemporary four-bedroom semi-detached family home offers stylish and spacious living with the added benefit of over 3 years NHBC warranty remaining. Thoughtfully designed, the property boasts a fitted kitchen with built-in appliances, inviting living spaces, and four well-appointed bedrooms, including a master bedroom that boasts an ensuite shower room and dressing area. With a focus on comfort and functionality, this home is ideally suited for modern family life. The Kingsbrook development is renowned for its green spaces and community spirit, providing an idyllic setting. Off road parking for two vehicles, and additional visitor parking. The private, enclosed rear garden offers a charming outdoor retreat. Located in a sought-after community, this property blends contemporary comforts with easy access to local amenities, making it the perfect choice for families seeking both style and convenience.



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



sold it

TOTAL FLOOR AREA : 1399sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

