



Marsworth Drive

Kingsbrook | Aylesbury | Buckinghamshire | HP22 7BG



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Welcome to this stunning detached house located on Marsworth Drive in the desirable area of Kingsbrook, Aylesbury. This modern property boasts two spacious reception rooms, five bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort. Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of everyday life. The contemporary design of the house provides a stylish and comfortable living environment for you and your loved ones to enjoy.

Offers in excess of £725,000

Kingsbrook

Kingsbrook is a new and exciting development on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has a popular primary school and family facilities including a children's play areas, and nearby there is a doctors surgery and a choice of shopping including Tesco Express, Lidl and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – The Grange & Aylesbury Grammar Schools

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

All main services available

Charges

Maintenance £308.36 approx. per annum

Entrance Hall

Enter through the front door into the entrance hall with doors to the dining room, living room, kitchen and wc. Stairs rise to the first floor.

Dining Room

Dining room consists of a bay window, carpet laid to floor, light pendant to ceiling, radiator and space for a dining table set and other furniture.





- Kingsbrook Development
- Large Kitchen / Diner
- Overlooking Fields
- Set Over Three Floors
- Five Bedroom Detached House
- Garage & Driveway Parking
- En Suite Bathroom
- Viewing Highly Recommended

Living Room

Dual aspect living room carpet laid to floor, light fittings to ceiling, radiator and French doors to the garden. Space for a sofa set and other furniture.

Kitchen / Diner

Kitchen/diner consists of a range of wall and base mounted units with worktops, inset sink bowl unit & mixer tap, inset gas hob, splashback and extractor, integrated oven and grill, fridge/freezer and dishwasher. Spotlights to ceiling, tiled flooring, sky lights, doors to the rear garden and space for a dining table set.

Utility

Utility consists of space and plumbing for washing machine and tumble dryer, door to the side of the property.

WC

Comprises a low level wc, pedestal hand wash basin and radiator.

First Floor

Doors to the family bathroom and three bedrooms.

Bedroom

Bedroom consists of carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

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There is a popular primary school, children's play area, public house and a doctor's surgery nearby. There is also regular bus services into and around the town centre. The development is 1.7 Miles from Aylesbury bus & train station with the property being a short walk from picturesque canals with the development being 60% wild-life friendly green space.



Bedroom

Bedroom consists of carpet laid to floor, radiator, light fitting to ceiling and space for a double bed and other furniture.

Bathroom

Comprises a low level wc, pedestal hand wash basin, bathtub with shower and screen.

Second Floor

Doors to two further bedrooms.

Bedroom & En Suite

Bedroom consists of carpet laid to floor, radiator, light fitting to ceiling and space for a king size bed and other furniture. En suite comprises a low level wc, enclosed shower cubicle and pedestal hand wash basin.

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Bedroom consists of carpet laid to floor, built in wardrobes, radiator, light fitting to ceiling and space for a king size bed and other furniture. En suite comprises a low level wc, enclosed shower cubicle and pedestal hand wash basin.

Rear Garden

Enclosed rear garden with a paved patio leading to an area of lawn laid. Built in planters, garden shed, courtesy door to the garage and gated access to the front.

Garage & Parking

Garage with light and power. Driveway parking for multiple vehicles.

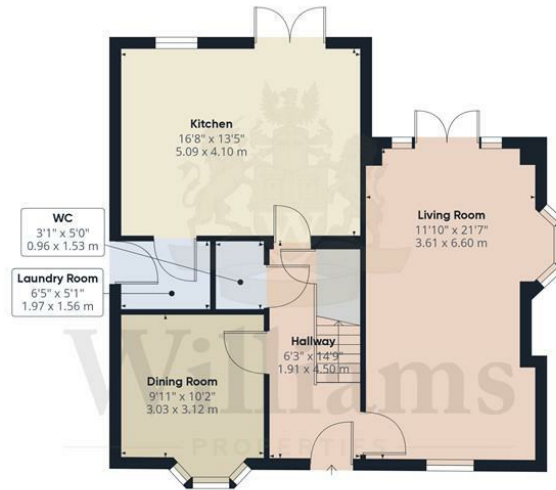
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

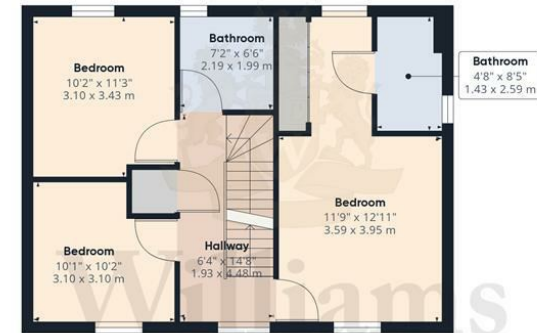
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(01-00) F			
(11-00) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

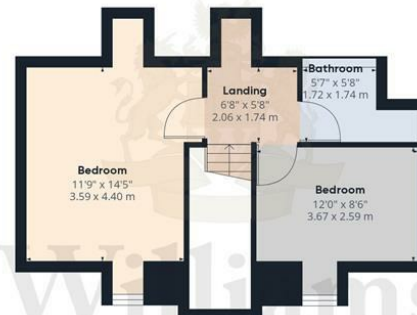




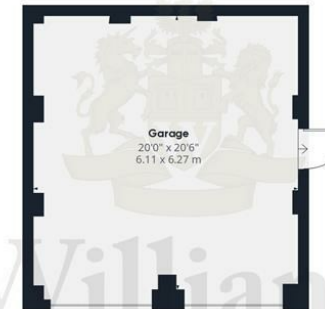
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
2174.36 ft²
202 m²

(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.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.