



Barge Crescent

Broughton | Aylesbury | Buckinghamshire | HP22 7BH



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Welcome to this stunning detached house located on Barge Crescent in the desirable area of Kingsbrook, Aylesbury. This modern property boasts two spacious reception rooms, good size kitchen/diner, utility room, five bedrooms and three bathrooms. Outside there is a double garage, large driveway and a good size garden. 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.

£750,000

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, Wenzels and a Sainsbury Local. There is also regular bus services into and around the town centre. Primary & Junior School – Broughton & Secondary Schools – Kingsbrook Secondary School, The Grange & Aylesbury Grammar Schools.

Council Tax

Band F

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this entrance hallway, comprising of spotlights to the ceiling, wood effect flooring, a wall mounted radiator and doors to the living room, snug, downstairs cloakroom and kitchen/diner. In addition there is carpeted stairs rising to the first floor.

Living Room

This front-to-back living room is comprised of carpeted flooring, two pendant lights to the ceiling, a bay window to the front aspect, two wall mounted radiators, French double doors to the enclosed rear aspect and ample space for a range of living room furniture.

Snug/Office

This snug, located to the front of the property features wood effect flooring, a wall mounted radiator, a bay window to the front aspect, studio spotlights to the ceiling and space for lounge or office room furniture.





- Kingsbrook Development
- Open Plan Kitchen/Diner
- Three Bathrooms
- 2 King & 3 Double Bedrooms
- Detached House
- Double Garage & Driveway
- Set Over Three Floors
- Viewing Highly Recommended

Cloakroom

This two-piece downstairs cloakroom features spotlights to the ceiling, a wall mounted radiator, low level WC, wood effect flooring and a hand wash basin with a mixer tap.

Kitchen/Diner

This stunning kitchen/diner located to the rear of the property features French double doors to the enclosed rear garden with bespoke blinds, spotlights and studio spotlights to the ceiling, a wall mounted vertical radiator, wood effect flooring, two skylight windows and a window to the rear aspect. There is a range of wall and base mounted units including an inset sink with a mixer tap and window over, double oven, gas hob, extractor, dishwasher, cupboard downlights and there is space for dining room furniture.

Utility

This utility consists of wall and base mounted units with roll top worktop, wood effect flooring, spotlights to the ceiling, an inset sink bowl unit with a mixer tap, a wall mounted radiator, space and plumbing for a washing machine and tumble dryer. There is a door to the side of the property leading out to the driveway.

First Floor Landing

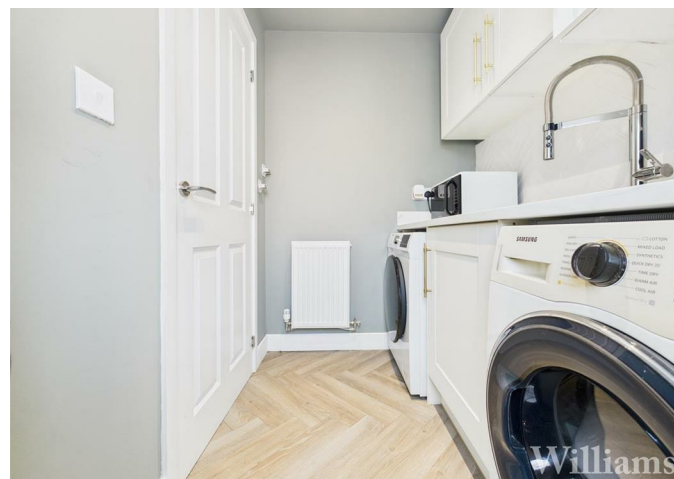
Stairs rising from the ground floor with doors to the family bathroom and three bedrooms, spotlights to the ceiling, carpet laid to the floor and a window to the front aspect. Stairs rising to the second floor.

Bedroom

This bedroom consists of carpet laid to floor, a wall mounted radiator, pendant light to ceiling, window to the rear aspect, there is space for a double size bed and other bedroom furniture.

Bedroom

This bedroom consists of carpet laid to floor, a wall mounted radiator, a pendant light to ceiling, a window to front aspect, space for a double bed and other bedroom furniture.



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

This great size dual aspect bedroom consists of carpet laid to floor, two wall mounted radiators, pendant light fitting to ceiling and space for a super king size bed and other bedroom furniture. The room also boasts from a walk through wardrobe space with, spots to the ceiling and a wall length collection of wardrobes. and a door leading into the ensuite.

En Suite

This en suite comprises a low level w/c, an enclosed shower cubicle and pedestal hand wash basin with a mixer tap, heated towel rail, wood effect flooring, half height tiling to splash sensitive areas, spotlights to the ceiling and a frosted window to the side aspect .

Bathroom

This family bathroom comprises a low level w/c, pedestal hand wash basin with a mixer bed, a panelled bathtub with an overhead shower and screen, wood effect flooring, a heated towel rail, tiled to splash sensitive areas, spotlighting to the ceiling and a frosted window to the rear aspect.

Second Floor Landing

Carpeted stairs rising from the first floor landing and consists of carpet laid to the floor, a pendant light to the ceiling, Velux window to the rear aspect and there are doors to two further bedrooms and a bathroom.

Bedroom

This dual aspect bedroom consists of carpet laid to floor, two wall mounted radiators, a fitted double wardrobe, Velux window to the rear aspect and a window to the front aspect. There is space for a super king bed and a range of other bedroom furniture.

Bedroom

This Bedroom consists of carpeted flooring, a window to the front aspect, a wall mounted radiator, pendant light to ceiling and space for a double bed and other bedroom furniture.

Bathroom

This second floor bathroom comprises of a low level w/c, pedestal hand wash basin with a mixer tap, a heated towel rail, tiles to splash sensitive areas, wood effect flooring, an enclosed shower cubicle and a Velux window to the rear aspect.

Garden

This good size enclosed rear garden features a large paved patio area leading to an area of laid to lawn, a further patio area with a pergola found to the rear of the garages providing a perfect seating and BBQ area perfect for entertaining. There is gated access to the driveway parking.

Garage & Driveway

This double garage features light and power with two up and over doors, there is driveway parking for four vehicles and an EV charging point.

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.

There is an estate charge of £340 per annum

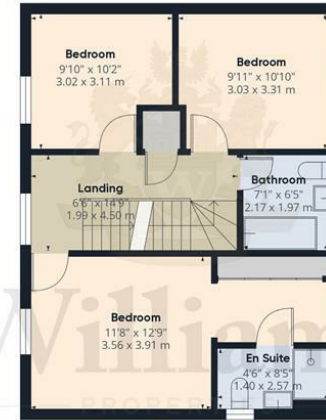
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

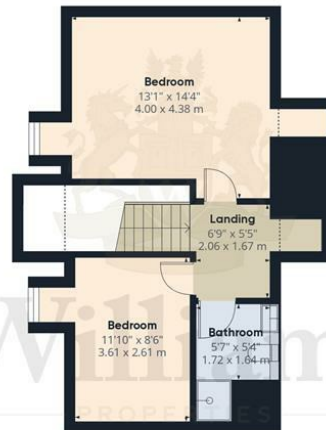




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

2099.71 ft²

195.07 m²

Reduced headroom

15.54 ft²

1.44 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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



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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.