



## The Bungalow Bicester Road, Kingswood

Aylesbury

In Excess of £699,950





## The Bungalow Bicester Road

Kingswood, Aylesbury

Charming detached bungalow in Kingswood with spacious kitchen, lounge with log burner, 4 bedrooms, 2 en-suites, conservatory, workshop with lift, and double garage.

Kingswood is a rural hamlet with a choice of two eateries Canelleto's an Italian restaurant and The Cook & Filet bistro. Countryside walks and located in the popular Waddesdon School catchment. The village has a general store with post office, garage and a Public House. Extensive shopping facilities are situated at Bicester Village Retail Outlet and at the refurbished Friars Square Centre in Aylesbury. The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. Primary – TBC & Secondary – Waddesdon CoE & Aylesbury Grammar Schools Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



### Entrance

Porch with double-glazed door leading directly into the lounge.

### Lounge

Good-sized room with log burner fireplace, front and rear windows, radiators, and doors to the kitchen/diner.

### Kitchen/Diner

Spacious family kitchen with extensive units, roll-top worktops, space for appliances, and access to the sunroom and inner hall.

### Sunroom/Conservatory

Bright garden-facing space overlooking the front garden for year-round enjoyment.

### Inner Hallway

Hallway providing access to all bedrooms and the bathroom.









### Master Bedroom

Front bay-windowed room with radiator, space for furniture, and en-suite access.

### Master En-Suite

En-suite with corner shower, WC, basin, tiling, radiator, and window to the sunroom.

### Bedroom Two

Double bedroom with wardrobe space, airing cupboard, side window, and en-suite.

### Bedroom Two En-Suite

En-suite with shower cubicle, WC, basin, tiling, and side window.

### Bedroom Three

Front bay-windowed bedroom with ample furniture space.

### Bedroom Four

Side-facing bedroom with window, radiator, and furniture space.

### Bathroom

Large bathroom with four-piece suite including bath/shower, vanity sink, WC, bidet, and tiling.

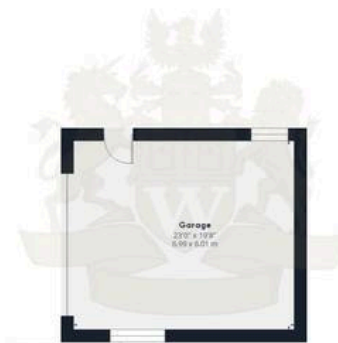
### Workshop

Detached workshop with roller shutter, side access, and a hydraulic vehicle lift.

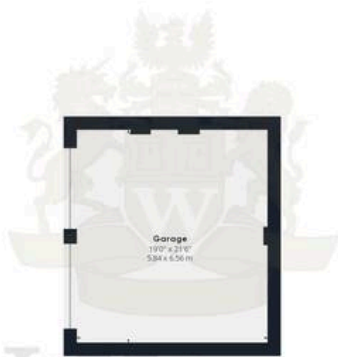




**Floor 0** Building 1



**Floor 0** Building 2



**Floor 0** Building 3

**Approximate total area<sup>(1)</sup>**

2675.05 ft<sup>2</sup>

248.52 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.

**GIRAFFE360**