



CARRIAGE ROAD, KINGSBROOK, AYLESBURY

PRICE £560,000

FREEHOLD

Situated in the new and popular Kingsbrook development, this modern detached property offers the perfect balance of style and practicality. The home features a bright living room, a contemporary kitchen/diner, a convenient cloakroom, four bedrooms including a main with en suite, and a family bathroom. Outside, there is a private garden, driveway parking, and a garage that has been partly adapted to provide a useful ancillary workspace or hobby area, while retaining garage and storage space to the front. A superb choice for families seeking a modern home with ample living space in a popular location.



CARRIAGE ROAD

- KINGSBROOK DEVELOPMENT • DETACHED FOUR BEDROOM FAMILY HOME • CONTEMPORARY KITCHEN/DINER • LOW-MAINTENANCE GARDEN • GARAGE AND DRIVEWAY • WALKING DISTANCE TO SCHOOLS • SPACIOUS LAYOUT • MASTER BEDROOM WITH EN SUITE • VERSATILE OFFICE SPACE • GOOD ROAD LINKS



LOCATION

Kingsbrook is an exciting new community of homes in Aylesbury. Designed in close consultation with RSPB, this beautiful location will ensure nature has a home too. Acres of meadowland, parks play areas & new schools will be built here making this a popular family destination. Kingsbrook is on the Southeast side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring & London. Please note there is an Estate Management charge.

ACCOMMODATION

The property welcomes you with a spacious entrance hall, complete with stairs to the first floor, custom-built under-stairs storage, additional storage cupboards and a convenient downstairs WC.

The dual-aspect living room has double doors opening to the rear garden, creating a light and airy space for relaxation. The heart of the home is the stylish kitchen/diner featuring an inset induction hob with extractor fan, integrated appliances including a washing machine, dishwasher, oven and grill, and space for a fridge/freezer. A breakfast bar provides room for bar stools, while the generous layout also allows for a large dining table or even a sofa, perfect for flexible family living. Double doors lead directly out to the garden, enhancing the flow between indoor and outdoor spaces.

Upstairs, the first-floor landing provides loft access and leads to four bedrooms. The dual-aspect master bedroom benefits from a private en suite shower room, while three further bedrooms are served by a modern family bathroom.

Externally, the property boasts a fully enclosed, low-maintenance rear garden with a patio area, artificial lawn, built-in planters and gated side access. A personal door opens to the garage, which has been partially adapted for ancillary use with light and power, while still retaining storage and garage functionality. This space remains ancillary to the main dwelling.

To the front, the property further benefits from a driveway with space for two cars.

This superb home offers a perfect blend of comfort, practicality, and modern design in a thriving and popular community.

NOTE

Estate service charge - £380 pa, paid half yearly.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

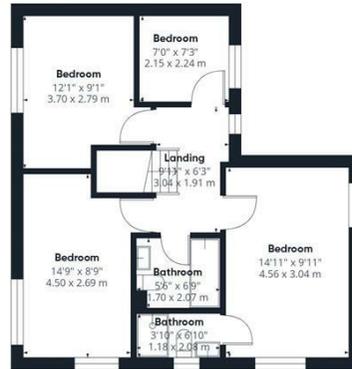
Floor Area – 1377.00 sq ft

Tenure – Freehold





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1377 ft²
127.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	94
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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