



## MARSWORTH DRIVE, KINGSBROOK, AYLESBURY

OFFERS IN EXCESS OF £550,000

FREEHOLD

BEAUTIFULLY UPGRADED FOUR BEDROOM DETACHED HOME | OVERLOOKING GREEN | LANDSCAPED GARDEN | EV CHARGER | WALK TO SCHOOLS & AMENITIES

An exceptional four-bedroom detached family home enjoying an attractive outlook over a green within the sought-after Kingsbrook development, beautifully upgraded throughout and offering stylish, move-in ready accommodation with a stunning landscaped garden, quality finishes and excellent access to schools, amenities and transport links. This spacious home has been thoughtfully enhanced by the current owners, meaning buyers can simply unpack and enjoy from day one without the additional expense and disruption often associated with newer homes.



# MARSWORTH DRIVE

- MOVE IN READY • FOUR BEDROOM DETACHED FAMILY HOME • ATTRACTIVE POSITION OVERLOOKING A GREEN • GRANITE WORKTOPS & INTEGRATED APPLIANCES • LANDSCAPED GARDEN WITH PERGOLA & MULTIPLE SEATING AREAS • EV CHARGING POINT & EXTERNAL POWER • EXCELLENT LINKS TO A41 & LONDON MARYLEBONE • WALKING DISTANCE TO KINGSBROOK SCHOOL, PRIMARY SCHOOL, SHOPS & CAFES



## LOCATION

Situated within the new and popular Kingsbrook development on the edge of Aylesbury, this property enjoys a prime position within a modern community designed for sustainable living. Residents benefit from a range of local amenities including a Tesco express, Wenzels, Esquires coffee shop and dental surgery, alongside extensive green spaces, walking routes and nature reserves. The development is particularly popular with families, offering excellent educational provision including The Kingsbrook School and local primary schools within easy walking distance. For commuters, there are convenient road links via the A41, while Aylesbury station provides direct services to London Marylebone in around an hour, making this an ideal location for those seeking a balance of countryside surroundings and connectivity. Please note there is an Estate Management charge.

## ACCOMMODATION

The welcoming entrance hall leads to a bright and spacious dual-aspect living room, complete with elegant shutter blinds and French doors opening onto the rear garden, creating a wonderful space for both family life and entertaining.

At the heart of the home is the impressive kitchen/dining room, fitted with a range of contemporary units, integrated appliances and upgraded granite worktops, with ample space for

family dining and further doors leading out to the garden. A separate utility room provides additional practicality, with space for laundry appliances and side access to the driveway, whilst a cloakroom completes the ground floor accommodation.

Upstairs, the property offers four well proportioned bedrooms, with fitted wardrobes to three rooms. The master bedroom benefits from its own modern en-suite shower room, while the family bathroom has been upgraded with additional tiling and features both a bath and separate shower cubicle, providing flexibility for busy family life.

One of the standout features of the property is the beautifully landscaped rear garden. Designed to provide a variety of spaces for relaxing and entertaining, it incorporates a patio area, lawn, raised planters, pergola and multiple seating areas, creating a wonderful extension to the home and requiring very little maintenance.

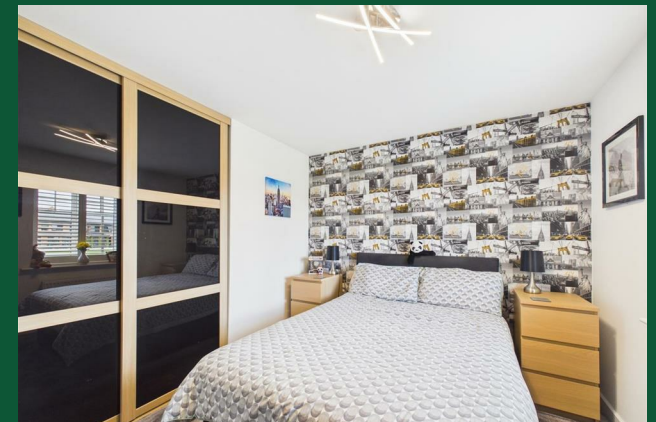
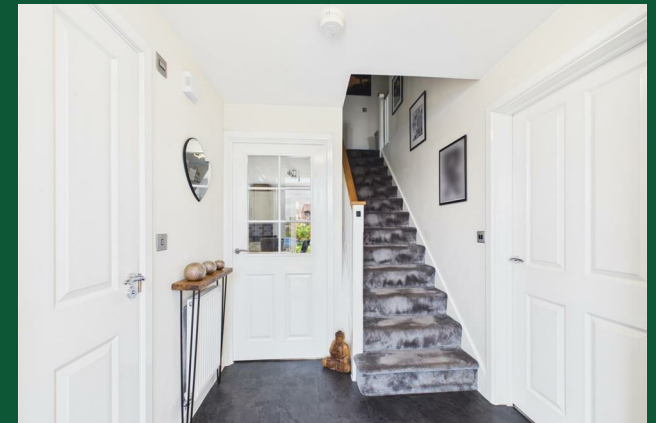
Further benefits include a garage with power and useful roof storage, driveway parking, an EV charging point, external lighting, outside power points, water tap and gated side access.

Ideally positioned within easy walking distance of The Kingsbrook School, local primary schools, Tesco Express, cafés, Wenzel's bakery, Esquires Coffee

and other everyday amenities, the property also enjoys access to numerous green spaces, walking routes and nature reserves. For commuters, Aylesbury station provides direct services to London Marylebone in approximately one hour, whilst the A41 offers convenient road links.

Combining modern family living with a host of premium upgrades and a truly turnkey finish, this outstanding home offers a rare opportunity to acquire a beautifully presented property in one of Aylesbury's most desirable developments.

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### ADDITIONAL INFORMATION

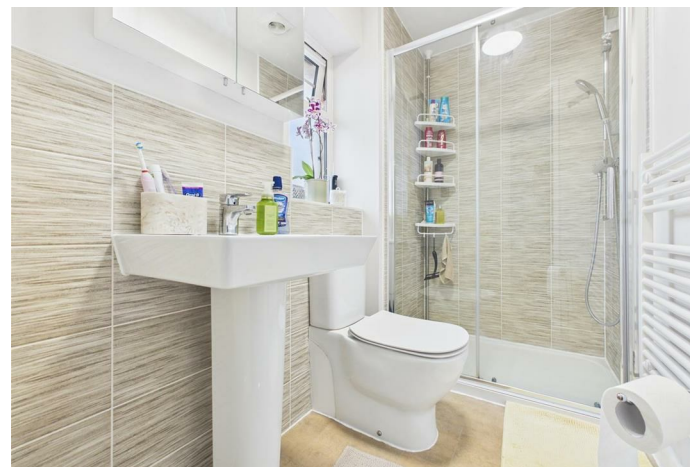
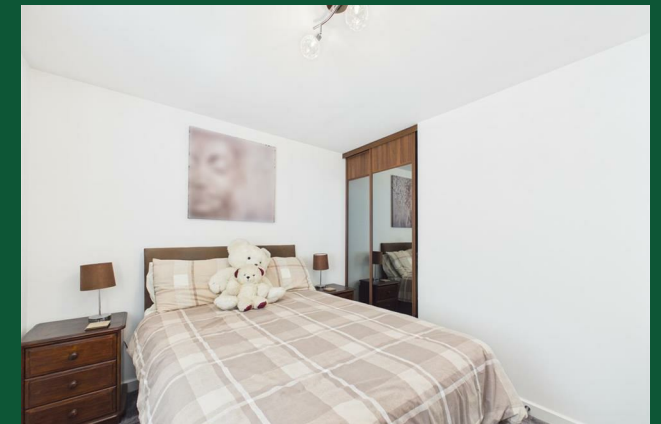
**Local Authority** – Buckinghamshire

**Council Tax** – Band E

**Viewings** – By Appointment Only

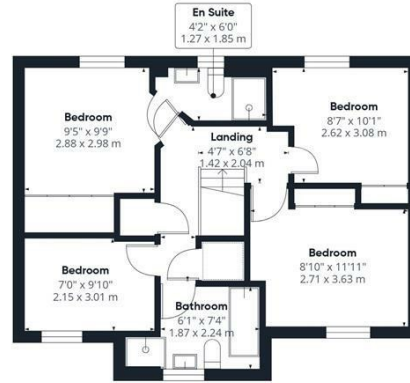
**Floor Area** – 1342.00 sq ft

**Tenure** – Freehold





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1344 ft<sup>2</sup>  
124.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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