



## ARMSTRONGS FIELDS, KINGSBROOK, AYLESBURY

**ASKING PRICE £440,000**  
**FREEHOLD**

A three bedroom semi-detached townhouse in the new and popular Kingsbrook development. This modern home offers a spacious kitchen/living area, separate living room, office, cloakroom, three bedrooms (including an en suite to the main), and a stylish family bathroom. Outside, the property benefits from a private garden, a garage partly converted into a practical utility space, car port and driveway parking. Maintained to a fantastic standard throughout, this home combines contemporary living with excellent convenience.



# ARMSTRONGS FIELDS

• NEW AND POPULAR KINGSBROOK DEVELOPMENT • THREE BEDROOM TOWNHOUSE • PRESENTED IN FANTASTIC ORDER THROUGHOUT • LANDSCAPED GARDEN • OPEN PLAN KITCHEN / LIVING AREA • MASTER BEDROOM WITH EN SUITE • CLOSE TO SCHOOLS AND AMENITIES • FIRST-FLOOR LIVING ROOM • GARAGE, CAR PORT AND DRIVEWAY • UTILITY SPACE



## 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

On entering the property, the hallway leads to a modern cloakroom, a useful office ideal for home working, and the open plan kitchen/living area. The kitchen is fitted with an inset gas hob, oven, and cooker hood, along with integrated appliances. There is ample space for a large dining table or sofa, and double doors open directly onto the rear garden, creating a light and sociable space.

The first floor offers a living room and the master bedroom, complete with fitted storage and a contemporary en suite shower room. On the second floor, there are two further well proportioned bedrooms along with the family bathroom.

Outside, the rear garden is neatly landscaped with paved patio areas and a lawn, offering plenty of space

for outdoor relaxation. A courtesy door provides access to the garage, which has been partly converted into a utility area, while a side gate leads to the driveway and car port, providing excellent parking options.

This superb home is ready to move into and combines modern comfort with practical family living in a thriving new community.

## NOTE

Estate management charge £220 per annum.

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### ADDITIONAL INFORMATION

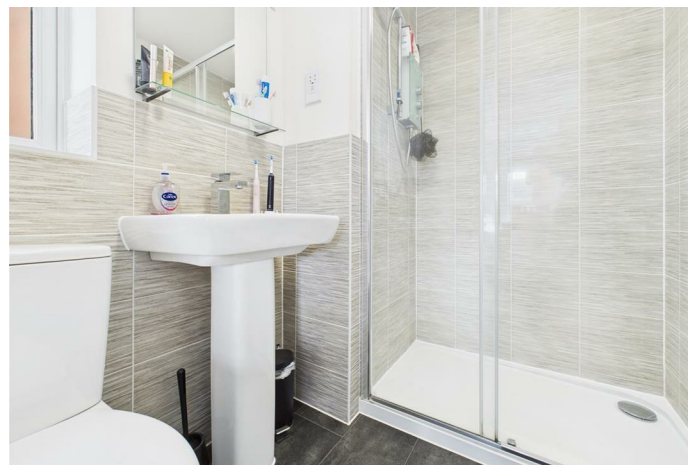
**Local Authority** – Buckinghamshire

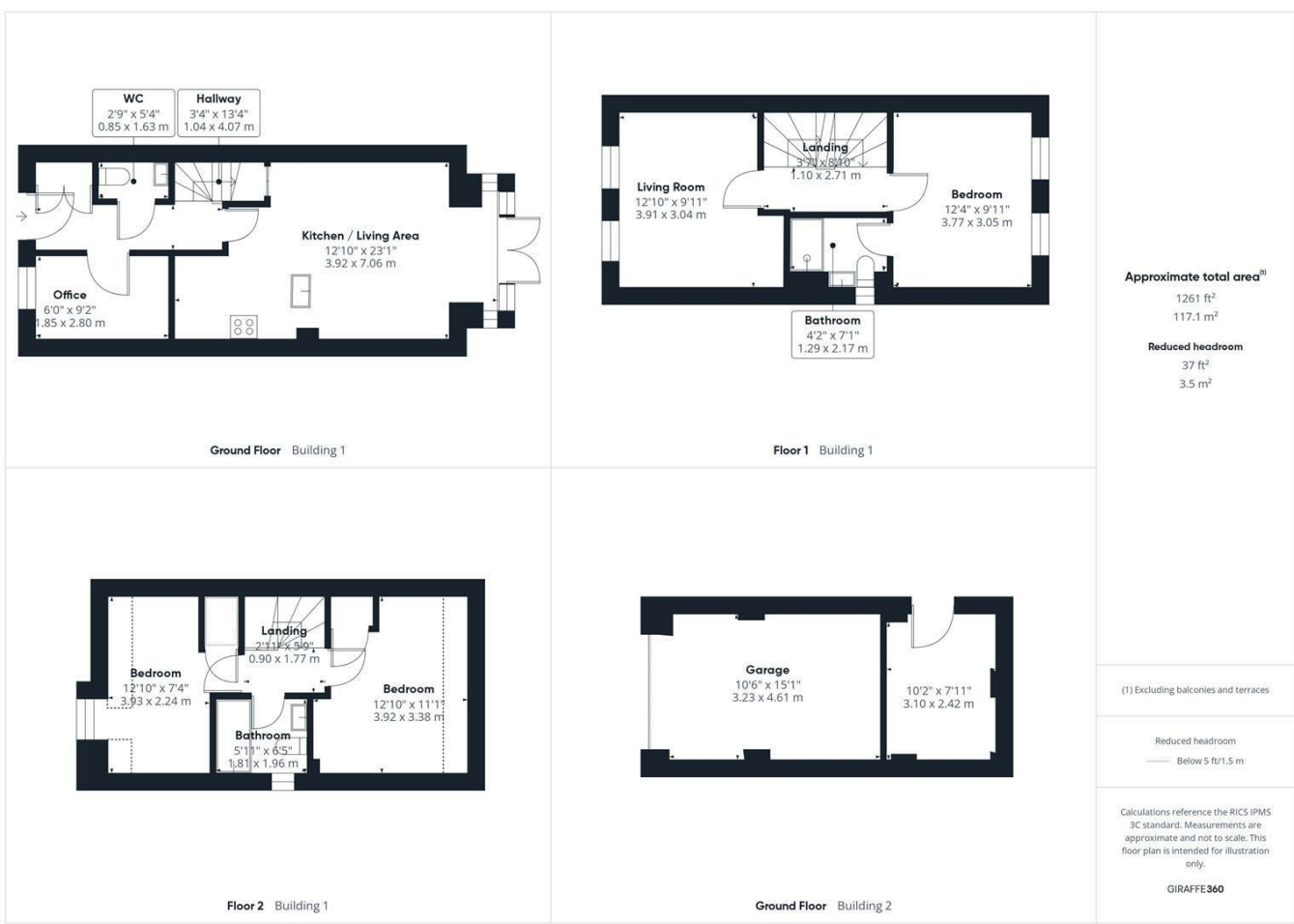
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1261.00 sq ft

**Tenure** – Freehold





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>85</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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