



MARSTON GATE, KINGSBROOK, BUCKINGHAMSHIRE

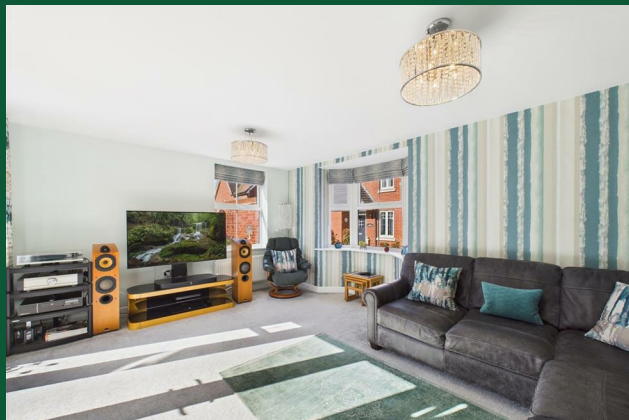
PRICE £685,000
FREEHOLD

An impressive four bedroom detached family home located in the sought-after Kingsbrook development. This spacious property features a modern kitchen/diner, generous living room, office, utility room, cloakroom, four well-proportioned bedrooms including a master with en suite, and a contemporary family bathroom. Outside benefits include a private garden and a double garage.



MARSTON GATE

• KINGSBROOK • FOUR BEDROOM DETACHED HOUSE • DOUBLE GARAGE AND DRIVEWAY • LARGE KITCHEN/DINER WITH INTEGRATED APPLIANCES • LANDSCAPED PRIVATE GARDEN • SPACIOUS FAMILY HOME WITH MODERN FINISHES • MASTER BEDROOM WITH EN SUITE • CLOSE TO LOCAL AMENITIES • CLOSE TO SCHOOLS • UTILITY AND CLOAKROOM



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, you are welcomed by a generous entrance hall with stairs to the first floor, a useful storage cupboard and a cloakroom. A dedicated office provides an ideal space for home working, while the bright and airy triple-aspect living room features double doors opening onto the garden, creating a wonderful space for relaxation and entertaining.

The heart of the home is the modern kitchen/diner, fitted with a range of contemporary units and integrated appliances including fridge/freezer, oven and grill, dishwasher, inset gas hob with cooker hood and splashback. The room also benefits from a bay window to the front, ample space for a large dining table and double doors to the garden. A separate utility room provides further practicality with an

integrated washing machine, space for a tumble dryer and external access.

Upstairs, the landing offers loft access and an airing cupboard. The dual-aspect master bedroom is a true retreat, complete with custom-built wardrobes and a stylish en suite shower room. Three further well-proportioned bedrooms are served by a modern family bathroom, with bedroom two also benefiting from fitted wardrobes.

Externally, the private rear garden has been thoughtfully landscaped with multiple paved patio areas, a central lawn, built-in planters and side gate access. To the front, a double garage with power and lighting is complemented by driveway parking for several vehicles.

This beautifully presented home combines generous living space, modern finishes, and excellent storage throughout, making it an ideal choice for families seeking both comfort and style.

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ADDITIONAL INFORMATION

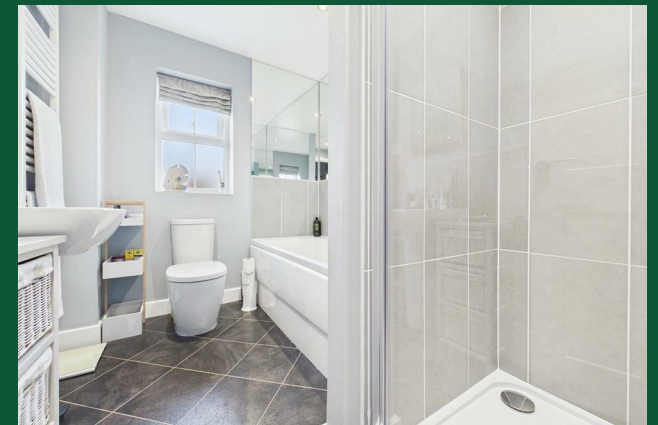
Local Authority – Buckinghamshire

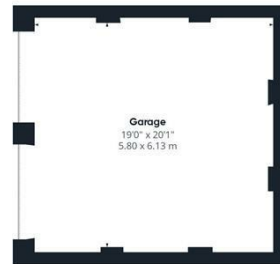
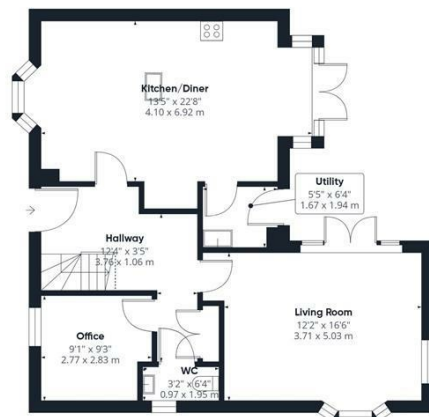
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 1614.00 sq ft

Tenure – Freehold





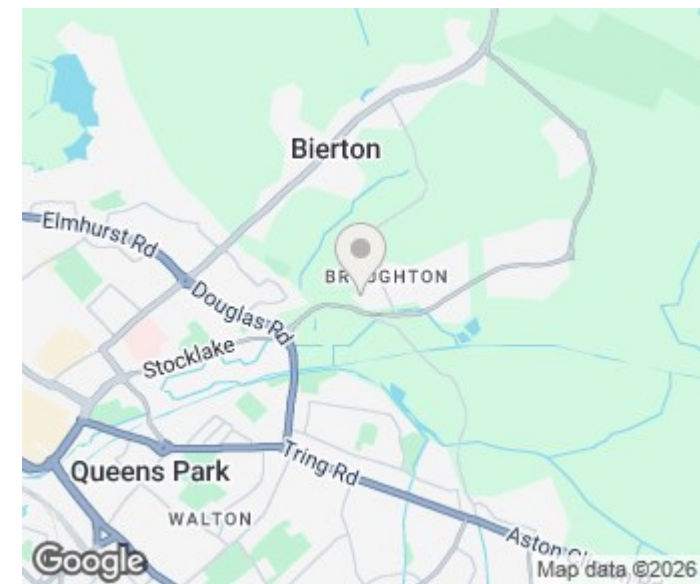
Approximate total area ⁿ⁾
1957 ft ²
181.7 m ²
Reduced headroom
10 ft ²
0.9 m ²

(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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		85	92
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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