



MOORING STREET, KINGSBROOK, AYLESBURY

OFFERS IN EXCESS OF £435,000
FREEHOLD

Situated in the popular Kingsbrook development, close to schools and local amenities, this three bedroom townhouse is arranged over three floors and offers versatile living space for families. The property features a kitchen, cloakroom, and a spacious living room, along with three bedrooms including a master with en suite, plus a family bathroom. Outside, there is a private rear garden and driveway parking, making this an ideal home in a prime location.



MOORING STREET

- KINGSBROOK DEVELOPMENT
- THREE BEDROOM SEMI-DETACHED TOWNHOUSE
- ARRANGED OVER THREE FLOORS
- DRIVEWAY PARKING FOR TWO CARS
- CLOSE TO SCHOOLS AND LOCAL AMENITIES
- KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS CLOAKROOM
- ENCLOSED REAR GARDEN
- TOP FLOOR MASTER BEDROOM WITH EN SUITE
- SPACIOUS LIVING ROOM

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.

driveway providing parking for two cars.

This modern townhouse combines style, practicality, and an excellent location, making it an ideal family home.

ACCOMMODATION

The property opens with a welcoming entrance hall providing access to the stairs and a convenient cloakroom. The kitchen is fitted with an integrated gas hob, oven, extractor and splashback, along with an integrated fridge, washing machine and dishwasher. To the rear, the living room offers a bright and comfortable space with a useful storage cupboard and double doors opening onto the garden.

On the first floor, there are two double bedrooms served by a family bathroom. The second floor is dedicated to the impressive master bedroom, complete with a built-in wardrobe, en suite shower room and loft access.

Externally, the property enjoys a private rear garden with a patio area, lawn and garden shed. There is a



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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

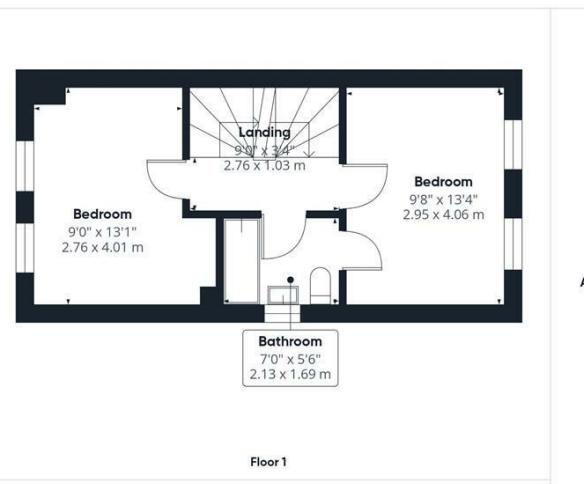
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1151.00 sq ft

Tenure – Freehold





Approximate total area⁽¹⁾

1026 ft²
95.4 m²

Reduced headroom
40 ft²
3.7 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.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	90	90
(81-91)	B		
(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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