





MARSWORTH DRIVE, KINGSBROOK, AYLESBURY

ASKING PRICE £524,000

FREEHOLD

A four bedroom detached family home situated on the popular Kingsbrook development, enjoying attractive views over open fields. This spacious property offers well-balanced accommodation comprising a welcoming living room, a kitchen/diner, utility room and downstairs WC. Upstairs, there are four bedrooms, including a master bedroom with en suite, together with a modern family bathroom. Outside, the property benefits from an enclosed rear garden, garage and driveway parking. An ideal family home in a popular and convenient location.

GEORGE DAVID

MARSWORTH DRIVE

• KINGSBROOK DEVELOPMENT • FOUR BEDROOM DETACHED FAMILY HOME • ATTRACTIVE VIEWS OVER OPEN FIELDS • MODERN KITCHEN/DINING ROOM • GARAGE AND DRIVEWAY • ENCLOSED REAR GARDEN • CLOSE TO LOCAL AMENITIES & SCHOOLS • UTILITY & DOWNSTAIRS WC • EN SUITE TO MAIN BEDROOM • IDEAL FAMILY HOME IN A POPULAR LOCATION





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 property is entered via a welcoming entrance hall with stairs rising to the first floor, a useful storage cupboard and a convenient downstairs WC. The dual-aspect living room is a bright and inviting space, featuring French doors opening onto the rear garden.

To the rear of the property is a stylish and contemporary kitchen/dining room, fitted with a range of modern units and incorporating an inset gas hob with cooker hood and splashback, integrated oven, grill and dishwasher, along with space for a fridge/freezer. There is ample room for a family dining table and French doors provide direct access to the garden. Adjoining the kitchen is a practical utility room with space and plumbing for a washing machine and tumble dryer, additional storage and a door leading to the side of the property.

On the first floor, a landing with loft access leads to four bedrooms. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a family bathroom comprising a panelled bath, separate shower cubicle, wash hand basin, WC and heated towel rail.

Outside, the fully enclosed rear garden provides an excellent space for outdoor enjoyment, featuring a patio area, lawn, built-in planter, greenhouse and a garden shed. Gated side access adds further convenience.

Completing the property is a garage equipped with light and power, together with a driveway providing off-road parking.

This impressive family home combines generous living accommodation with a desirable location on the popular Kingsbrook development, making it an ideal choice for growing families seeking modern living with attractive open outlooks.

MARSWORTH DRIVE











MARSWORTH DRIVE

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1237.86 sq ft

Tenure – Freehold

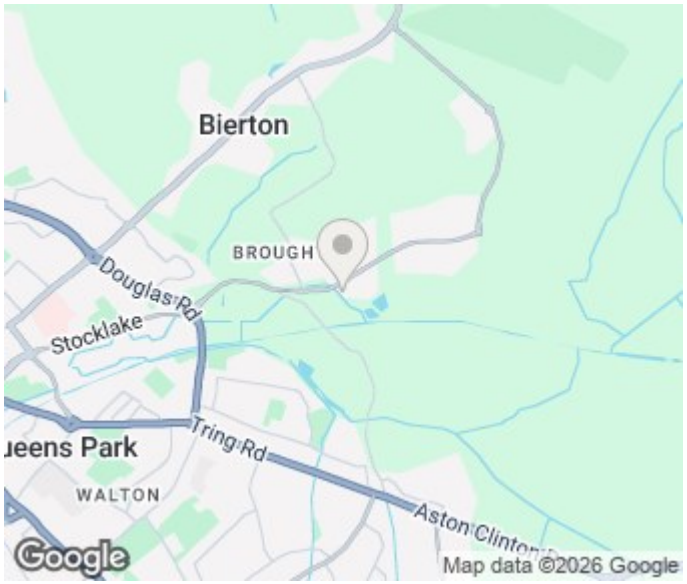


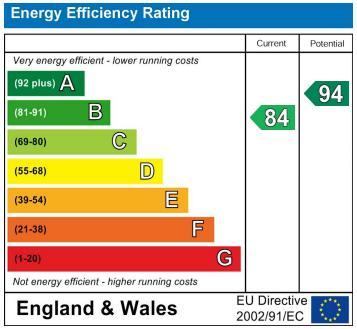












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk