





MARTHA LANE, KINGSBROOK, AYLESBURY

OFFERS IN EXCESS OF £585,000

FREEHOLD

A well presented four bedroom detached home in the popular Kingsbrook development, close to schools, local amenities, green spaces and scenic walking routes. The property offers a living room, office, downstairs WC and a modern kitchen/diner. Upstairs are four bedrooms, en suite and a family bathroom. The partially converted garage provides versatile additional accommodation, ideal as a bedroom or hobby room. Outside, there is a garden and driveway. An ideal family home offering flexible living space in a convenient and desirable location.

GEORGE DAVID

MARTHA LANE

• FOUR BEDROOM DETACHED FAMILY HOME • KINGSBROOK DEVELOPMENT • CLOSE TO SCHOOLS, LOCAL AMENITIES AND GREEN SPACES • HOME OFFICE • MODERN KITCHEN/DINER • EN SUITE, CLOAKROOM & FAMILY BATHROOM • DRIVEWAY PARKING • CONVERTED GARAGE - IDEAL AS BEDROOM/HOBBY ROOM





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

Upon entering, the welcoming entrance hall provides access to the downstairs WC, home office and bright living room. To the rear of the property is a spacious kitchen/diner, fitted with an inset gas hob, oven, cooker hood and splashback, along with an integrated dishwasher and fridge freezer. There is ample space for a large dining table and chairs, while double doors open directly onto the rear garden. There is also access to large understairs storage cupboard.

A separate utility room provides space for a washing machine and tumble dryer, with a convenient door leading to the side of the property.

Upstairs, the landing benefits from loft access and an airing cupboard. There are four bedrooms, with the main bedroom featuring an en suite shower room, together with a family bathroom.

The enclosed rear garden comprises a patio and lawn, with a garden shed and gated side access. The partially converted garage provides versatile additional accommodation, suitable for use as a bedroom, hobby room or home office, whilst still retaining storage space to the front and a boarded loft space. A driveway provides off-road parking to the front.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

MARTHA LANE















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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1347.00 sq ft

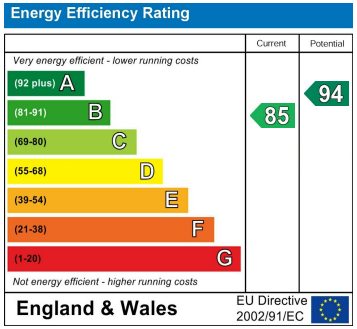
Tenure – Freehold











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

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