



TIPTON CRESCENT, KINGSBROOK, AYLESBURY

PRICE £425,000
FREEHOLD

This well presented three bedroom home is arranged over three floors and is situated within the new Kingsbrook development. The ground floor comprises a bedroom, bathroom and a living room. On the first floor, you'll find a bright kitchen/diner alongside a versatile family room. The top floor offers two further bedrooms, en-suite, as well as a separate family bathroom. Externally, the property benefits from a garden and allocated parking, making it an ideal home for families, professionals, or those looking for flexible living accommodation in this popular modern development.



TIPTON CRESCENT

- KINGSBROOK DEVELOPMENT • THREE BEDROOM TERRACED HOUSE • ARRANGED OVER THREE FLOORS • TWO ALLOCATED PARKING SPACES • MODERN KITCHEN/DINER • FLEXIBLE LIVING ACCOMMODATION • ENCLOSED REAR GARDEN • EASY ACCESS TO AMENITIES & SCHOOLS



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 spacious entrance hall, complete with two useful storage cupboards and stairs rising to the upper floors. On the ground floor, there is a bedroom with direct access to a contemporary Jack and Jill shower room, fitted with a shower cubicle, WC and hand basin. Also on this level is a bright living room featuring French doors opening onto the rear garden, along with an additional storage cupboard.

The first floor forms the heart of the home, offering a stylish and well-equipped kitchen/dining room fitted with a range of modern units and integrated appliances including an inset gas hob with cooker hood, oven and grill, fridge, dishwasher, and washing machine. There is ample space for a dining table, creating the perfect setting for family meals. Across the landing, the versatile family room enjoys an abundance of natural light from the Juliet balcony and benefits from a bespoke built-in desk and storage unit.

On the second floor are two double bedrooms. The main bedroom benefits from a modern en-suite shower room, while the second bedroom features a fitted wardrobe together with built-in desk and storage units. A contemporary family bathroom completes the accommodation.

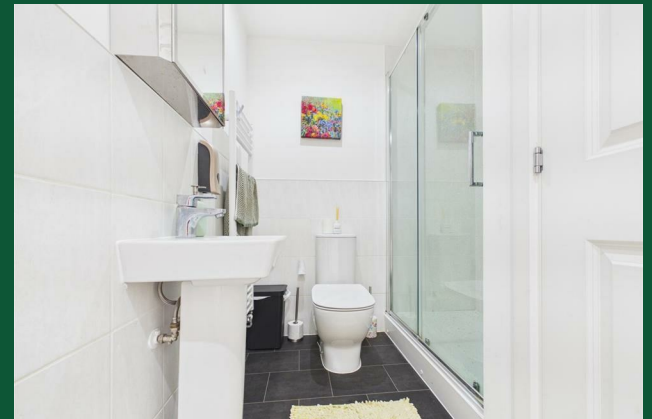
Outside, the enclosed rear garden has a paved patio area leading to a lawn bordered by attractive plants and shrubs. A garden shed provides useful external storage, while gated side access offers added convenience.

To the front of the property are two allocated parking spaces.

Located within the popular Kingsbrook development, the property enjoys easy access to local amenities,

schools, parks, countryside walks, and excellent transport links, making it a fantastic opportunity for a wide range of buyers.

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ADDITIONAL INFORMATION

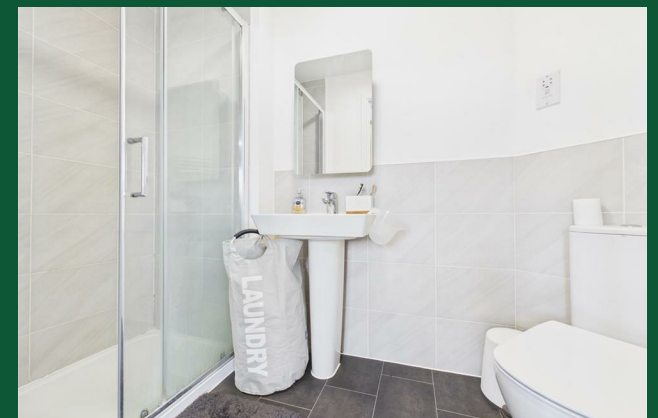
Local Authority – Buckinghamshire

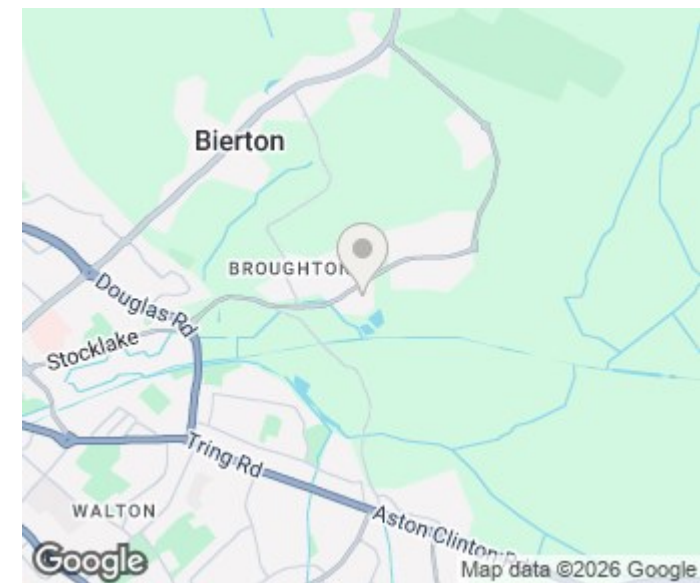
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1345.50 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(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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