PLATFORM STREET, KINGSBROOK, AYLESBURY

OFFERS IN EXCESS OF £525,000

FREEHOLD

Situated within the Kingsbrook development, this beautifully presented four bedroom detached home offers a comfortable living room, convenient downstairs WC and a spacious kitchen/diner. There is also a dedicated home office. Upstairs, the property offers four well proportioned bedrooms, en suite, and a family bathroom. Outside, the landscaped rear garden provides an attractive and low-maintenance space to relax and entertain. The property further benefits from a garage and private driveway, providing excellent off-road parking.

GEORGE DAVID

PLATFORM STREET

• FOUR BEDROOM DETACHED FAMILY HOME • POPULAR KINGSBROOK DEVELOPMENT • EXCELLENT ORDER THROUGHOUT • LANDSCAPED FRONT AND REAR GARDENS • HOME OFFICE • GARAGE AND DRIVEWAY • CLOSE TO SCHOOLS AND AMENITIES • KITCHEN WITH INTEGRATED APPLIANCES

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 principal ground floor rooms, with stairs rising to the first floor and useful storage cupboards providing excellent practicality.

The dual-aspect living room is a bright and comfortable space, with doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living areas.

The separate home office provides an ideal dedicated workspace, perfect for those working from home or requiring a quiet study area.

A convenient downstairs WC completes the ground floor accommodation.

The bright and well appointed kitchen/diner forms an excellent hub for family life and entertaining. The kitchen is fitted with an inset gas hob with extractor over, integrated oven, fridge freezer, washing machine and dishwasher. There is ample worktop and storage space, together with plenty of room for a large dining table. French doors provide direct access to the garden.

The first floor offers four well proportioned bedrooms, along with a family bathroom and loft access.

Three of the bedrooms benefit from custom-built wardrobes, providing excellent fitted storage. The main bedroom is further enhanced by its own en-suite shower room.

To the front, the property benefits from an attractive landscaped garden featuring artificial lawn, built-in planters and a gravelled border, with a paved pathway leading to the front entrance.

The rear garden has been designed with ease of

maintenance and entertaining in mind. There is a large paved patio area, artificial lawn, a separate decked area and built-in planters, providing a variety of spaces for outdoor dining. Gated side access provides additional practicality.

The property also benefits from a garage with both light and power, together with a driveway positioned directly in front, providing convenient off-road parking.

Overall, this is an excellent opportunity to acquire a superbly maintained four bedroom detached home within the popular Kingsbrook development, offering generous and versatile accommodation, attractive landscaped gardens and excellent parking and storage facilities.

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.

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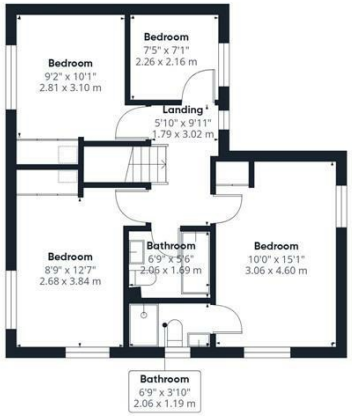
ADDITIONAL INFORMATION

Local Authority – Buckinghamshire
Council Tax – Band E
Viewings – By Appointment Only
Floor Area – 1354.00 sq ft
Tenure – Freehold

Ground Floor Building 1



Floor 1 Building 1

Approximate total area(1)

1354 ft²

125.7 m²

Reduced headroom

1 ft²

0.1 m²

Ground Floor Building 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.

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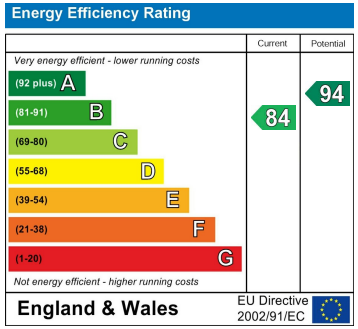

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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