





CARRIAGE ROAD, KINGSBROOK, AYLESBURY

OFFERS IN EXCESS OF £440,000

FREEHOLD

Situated within the popular Kingsbrook development, this impressive four bedroom home is arranged over three floors, offering versatile and spacious accommodation ideal for modern family living. The ground floor comprises a kitchen, downstairs WC and living room. To the first floor are three bedrooms, en-suite and a family bathroom. The top floor is dedicated to the master bedroom, complete with its own en-suite. Externally, the property benefits from an enclosed garden, driveway parking and a part-converted garage, which would be perfect for a home office, playroom or gym.

GEORGE DAVID

CARRIAGE ROAD

• FOUR BEDROOM FAMILY HOME • KINGSBROOK • ARRANGED OVER THREE FLOORS • ENCLOSED REAR GARDEN • SPACIOUS LIVING ROOM • TWO EN SUITE BATHROOMS • TOP FLOOR MASTER BEDROOM • PART CONVERTED GARAGE





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 entrance hall provides access to the ground floor accommodation and stairs rising to the first floor. There is also a useful storage cupboard and a convenient downstairs WC.

The kitchen is positioned to the front of the property and is fitted with a range of wall and base units, incorporating an inset gas hob and oven. There is space and plumbing for a fridge freezer, washing machine and dishwasher.

To the rear is the spacious living room, which benefits from a useful storage cupboard and double doors opening directly onto the rear garden.

The first floor provides three well proportioned bedrooms, offering flexibility for family members, guests or home working. The accommodation is complemented by an en-suite shower room to one of the bedrooms and a family bathroom.

The entire second floor is dedicated to the master bedroom, providing a generous and private bedroom space together with a modern en-suite shower room.

To the rear is an enclosed garden, comprising a paved patio area and lawn. Gated side access leads through to the front of the property.

The property further benefits from a part-converted garage, retaining useful storage space to the front while the remainder has been converted into a versatile additional room. This space could be utilised in a variety of ways, such as a home office, playroom, gym, or additional family space, depending on the purchaser's requirements.

A driveway to the side of the property provides off-road parking.

Overall, this is a fantastic opportunity to acquire a

modern four bedroom family home within the Kingsbrook development, offering well-balanced accommodation, excellent versatility and useful outside space.

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.

CARRIAGE ROAD








HIGHBURY RD







CARRIAGE ROAD

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

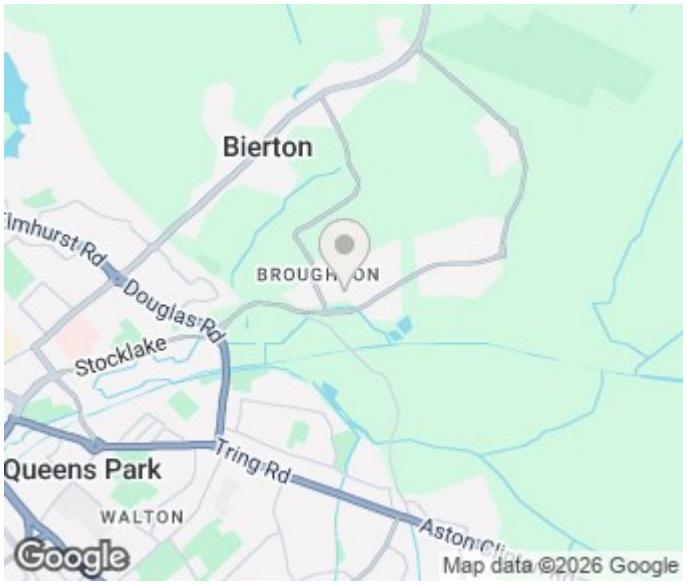
Floor Area – 1108.00 sq ft

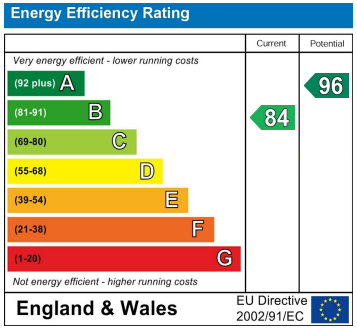
Tenure – Freehold











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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