KEMPSTER WAY, AYLESBURY, BUCKINGHAMSHIRE

PRICE £525,000

FREEHOLD

Situated within the new Aston Reach development, this spacious four bedroom semi-detached home offers versatile accommodation arranged over three floors, making it ideal for modern family living. The ground floor comprises a contemporary kitchen, a lounge/diner, and a convenient downstairs WC. On the first floor, you'll find a living room, a bedroom that could also be used as a home office, and a family bathroom. The second floor offers three further bedrooms, including the main bedroom with en suite, alongside an additional bathroom. Externally, the property benefits from a garden, garage and a driveway.

GEORGE DAVID

KEMPSTER WAY

• ASTON REACH DEVELOPMENT • BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME • EXCELLENT ROAD LINKS • SPACIOUS & VERSATILE ACCOMMODATION SET OVER THREE FLOORS • FIRST FLOOR LIVING ROOM WITH STYLISH BUILT-IN MEDIA WALL • EN SUITE TO MAIN BEDROOM • OPEN PLAN LOUNGE/DINER • GARAGE AND DRIVEWAY • ENCLOSED GARDEN • TWO FURTHER BATHROOMS

LOCATION

Aston Reach is ideally positioned close to the popular village of Weston Turville and the established amenities of Bedgrove, including local shops, supermarkets, and healthcare facilities. Residents benefit from easy access to well-regarded local schools, making it an attractive choice for families. For commuters, the location is particularly appealing, with convenient road links via the A41 and A418 providing routes towards London, Tring, and Milton Keynes, while Aylesbury railway station offers direct services into London Marylebone in just over an hour.

ACCOMMODATION

The accommodation begins with an entrance hall with stairs rising to the first floor. To the front of the property is a well-appointed kitchen, fitted with a range of modern wall and base units and featuring an inset gas hob with integrated oven and grill, integrated fridge, washing machine and dishwasher, providing everything needed for contemporary day-to-day living. A useful downstairs WC is accessed from the hallway.

To the rear, the home opens into a spacious lounge/diner, offering ample room for both seating and dining furniture, creating an ideal space for relaxing or entertaining. French doors lead directly onto the rear garden, allowing plenty of natural light to flood the room, while a useful understairs storage cupboard provides additional practicality.

The first floor offers a fantastic level of flexibility, with a living room featuring a stylish built-in media wall, perfect as a family lounge or entertainment space. Also on this floor is a versatile bedroom which could equally serve as a home office, guest bedroom or playroom, together with a family bathroom.

Occupying the second floor are three further bedrooms. The main bedroom benefits from built-in wardrobes and its own en suite shower room. Two additional bedrooms are served by a modern shower room, completing the upper floor accommodation.

Externally, the property enjoys a fully enclosed rear garden, thoughtfully designed to provide a variety of outdoor spaces. A paved patio offers the perfect spot for outdoor dining, while the lawn provides space for children or pets to enjoy. A raised decked seating area complete with a pergola creates an attractive setting for entertaining or relaxing throughout the warmer months.

Further benefits include a garage with light and power, together with a driveway positioned in front, providing convenient off-road parking.

Offering generous accommodation, flexible living space and a desirable location within the popular

Aston Reach development, this impressive home is ideally suited to modern family life and early viewing is highly recommended.

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.

KEMPSTER WAY

KEMPSTER WAY

ADDITIONAL INFORMATION

Local Authority – Buckinghamshire
Council Tax – Band E
Viewings – By Appointment Only
Floor Area – 1479.00 sq ft
Tenure – Freehold

Ground Floor Building 1

Floor 1 Building 1

Floor 2 Building 1

Ground Floor Building 2

Approximate total area(1)

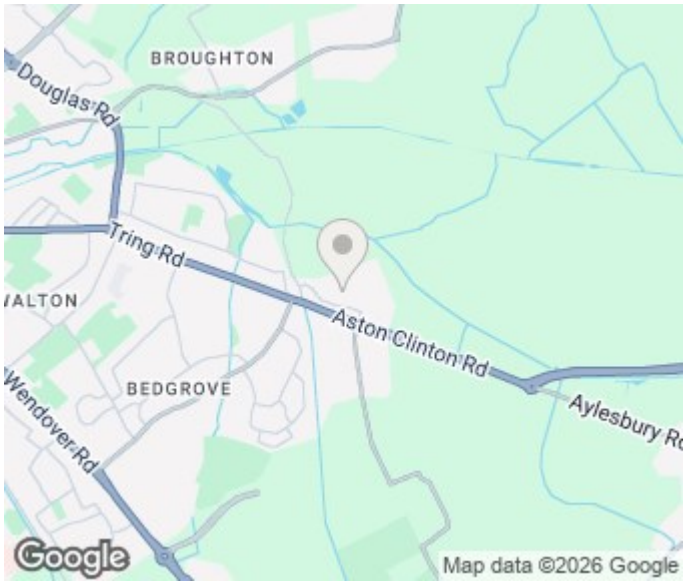
1479 ft²

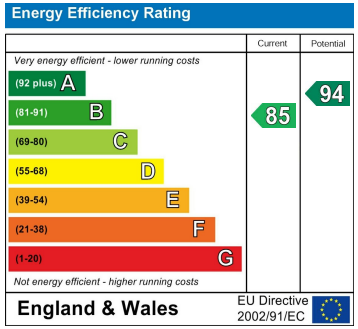
137.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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