

NO UPPER CHAIN
THREE BEDROOM SEMI

Kingsbrook, Aylesbury

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KINGSBROOK, HP22

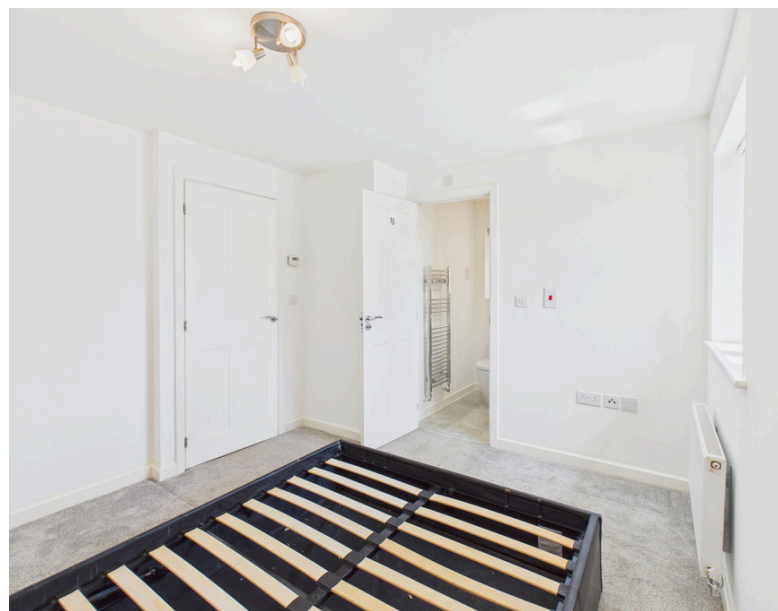
this well-presented three-bedroom semi-detached home by David Wilson Homes, set within the popular Kingsbrook development. The property offers a bright lounge/dining room, modern kitchen/breakfast room, cloakroom, a master bedroom with en-suite, two further bedrooms and a family bathroom. .

THIS HOME FEATURES

- NO UPPER CHAIN
- HIGHLY SOUGHT AFTER DEVELOPMENT
- EN-SUITE TO MASTER
- OFF STREET PARKING
- INTEGRATED APPLIANCES
- THREE GOOD SIZE BEDROOMS
- CLOSE TO SCHOOLS
- DOWNSTAIRS TOILET

Outside features an enclosed rear garden and two allocated parking spaces. Kingsbrook is known for its green spaces, play areas and strong community feel, with excellent access to schools, shops and transport links. Offered with no upper chain





WeSoldIt are pleased to welcome to the market this well-built three-bedroom semi-detached home by David Wilson Homes, positioned within the highly desirable Kingsbrook development. The property offers a bright and practical layout throughout, including an entrance hall, cloakroom, a spacious lounge/dining room and a modern fitted kitchen/breakfast room.

Upstairs, the home features a generous master bedroom with en-suite shower room, two further bedrooms and a family bathroom, all finished in a clean and neutral style. Additional benefits include double glazing, gas central heating and well-proportioned rooms across both floors.

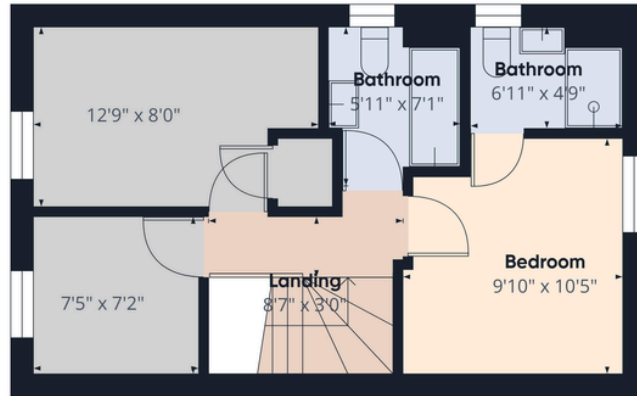
Outside, the property enjoys an enclosed rear garden providing a private space for relaxing or entertaining, along with two allocated parking spaces to the front.

Kingsbrook is one of Aylesbury's most sought-after modern developments, known for its green spaces, play areas, nature-focused design and strong community feel. The area offers excellent access to local schools, walking routes, shops and transport links, making it a fantastic location for families and commuters alike.





Floor 0



Floor 1



Approximate total area⁽¹⁾
766 ft²

(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.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

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