



PADDINGTON LANE, KINGSBROOK, AYLESBURY

PRICE £425,000
FREEHOLD

A modern 3/4 bedroom semi-detached home located in the new & popular Kingsbrook development. Set over three floors, this versatile property is ideally situated close to local amenities and schools. The ground floor features an open-plan kitchen/living area, a dedicated office and a convenient cloakroom. On the first floor, there is a bright and comfortable living room along with the master bedroom & en suite. The remaining bedrooms are on the second floor and are complemented by a contemporary family bathroom. Outside, the property benefits from a private rear garden and a driveway.



PADDINGTON LANE

- KINGSBROOK DEVELOPMENT • 3/4 BEDROOM SEMI-DETACHED HOUSE • CLOSE TO LOCAL AMENITIES AND SCHOOLS • GROUND FLOOR OFFICE • MASTER BEDROOM WITH EN SUITE • DRIVEWAY PARKING FOR TWO CARS • ENCLOSED REAR GARDEN • FIRST-FLOOR LIVING ROOM • GOOD ROAD LINKS • OPEN-PLAN KITCHEN/LIVING AREA



LOCATION

Kingsbrook is an exciting new community of homes in Aylesbury. Designed in close consultation with RSPB, this beautiful location will ensure nature has a home too. Acres of meadowland, parks play areas & new schools will be built here making this a popular family destination. Kingsbrook is on the Southeast side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring & London. Please note there is an Estate Management charge.

ACCOMMODATION

The ground floor welcomes you with a bright entrance hall, featuring a cloakroom and a useful storage cupboard. To the front is a dedicated office, ideal for home working. The spacious open-plan kitchen/living area sits to the rear, fitted with an inset gas hob, oven and cooker hood, along with designated spaces for a washing machine, fridge and dishwasher. The living area provides room for a sofa and dining table, with double doors to the rear garden.

On the first floor, the landing leads to a living room which could alternatively serve as a fourth bedroom, offering flexibility for changing needs. The master bedroom is also located on this level and benefits from its own en suite shower room.

The second floor provides access to the loft and

hosts two further well-proportioned bedrooms, both featuring built-in wardrobes. A modern family bathroom completes this floor.

Outside, the enclosed rear garden offers a relaxing space with a patio area, lawn and a built-in planter, along with gated side access to the front. The garden shed has electric and light, as well as tumble dryer ventilation. The property also benefits from driveway parking for two cars.

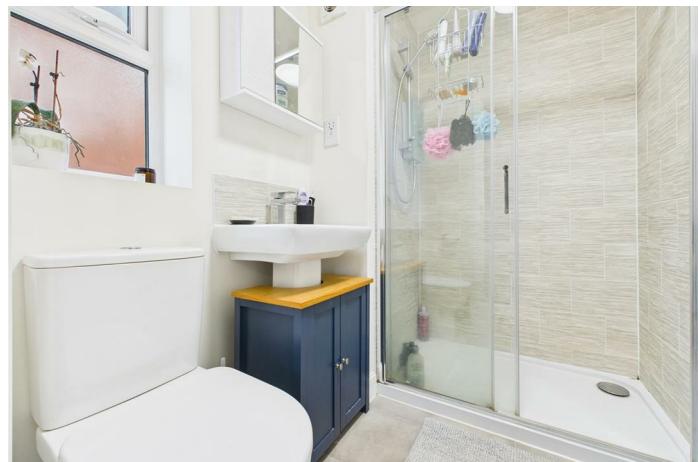
This spacious and adaptable home delivers contemporary living in a thriving community setting, making it an excellent choice for a wide range of buyers.

PADDINGTON LANE





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ADDITIONAL INFORMATION

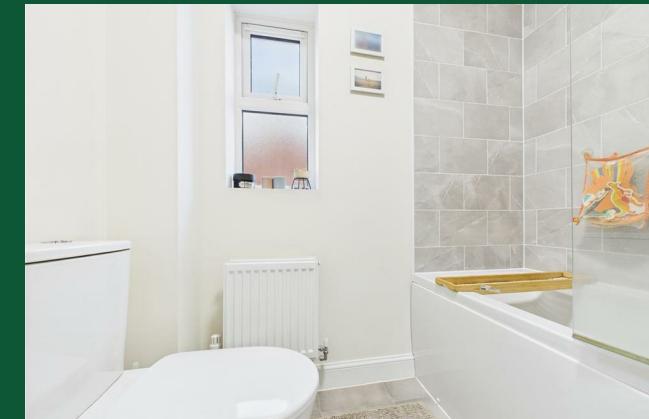
Local Authority – Buckinghamshire

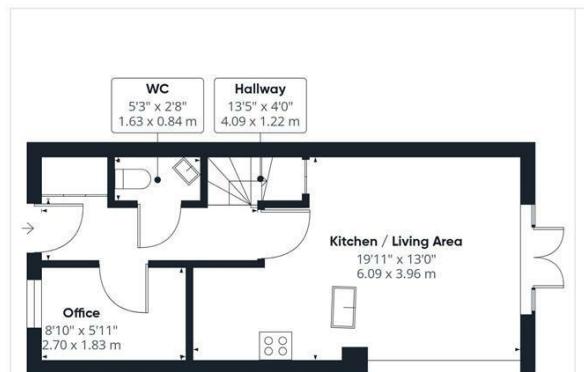
Council Tax – Band D

Viewings – By Appointment Only

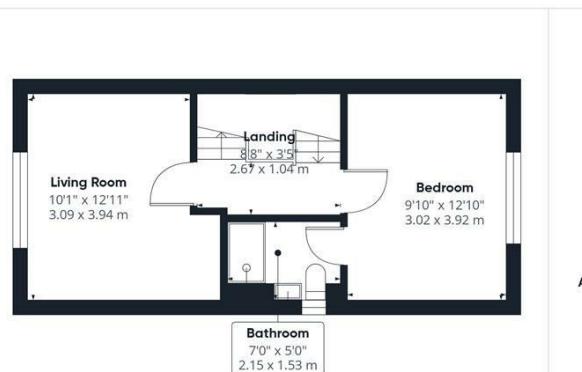
Floor Area – 1119.46 sq ft

Tenure – Freehold





Ground Floor



Floor 1

Approximate total area⁽¹⁾
991 ft²
92.1 m²

Reduced headroom
44 ft²
4.1 m²

(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.

GIRAFFE360



Floor 2



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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		85
(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	

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