



MARSWORTH DRIVE, KINGSBROOK, AYLESBURY

PRICE £575,000

FREEHOLD

A four bedroom detached family home situated within the popular and modern Kingsbrook development, ideally positioned overlooking a green. This spacious property offers well-balanced accommodation throughout, comprising a comfortable living room, a generous kitchen/diner, a separate utility room, and a convenient downstairs cloakroom. To the first floor are four good sized bedrooms, including a main bedroom with en suite, along with a contemporary family bathroom. Externally, the property benefits from an enclosed rear garden, as well as a garage and driveway providing off-road parking. An ideal home for families seeking modern living in a sought-after location.



MARSWORTH DRIVE

- NEW AND POPULAR KINGSBROOK DEVELOPMENT
- FOUR BEDROOM DETACHED FAMILY HOME
- OVERLOOKING A GREEN
- LANDSCAPED REAR GARDEN
- GARAGE AND DRIVEWAY
- UTILITY AND DOWNSTAIRS CLOAKROOM
- EN SUITE TO MAIN BEDROOM
- CLOSE TO SCHOOLS AND AMENITIES



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

The property is entered via an entrance hall with stairs rising to the first floor, a storage cupboard and access to a convenient downstairs cloakroom. The dual aspect living room is a bright and comfortable space, enhanced by custom fitted shutter blinds and double doors opening out to the rear garden.

To the rear of the property is a generous kitchen/diner, ideal for both everyday family life and entertaining. The kitchen is fitted with a range of modern units,

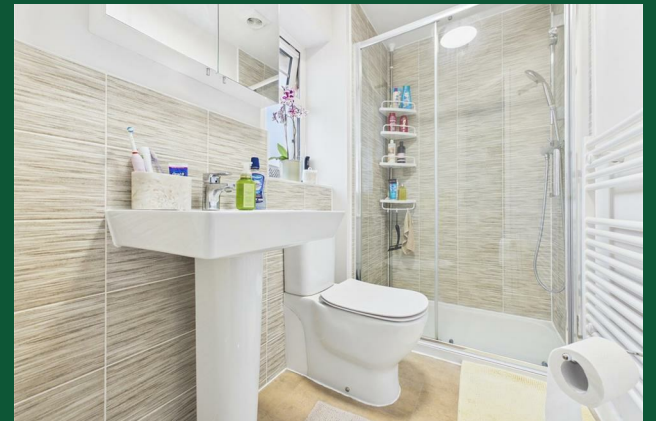
Granite worktops and features a gas hob with cooker hood and Granite splashback, integrated oven and grill, and an integrated dishwasher, along with space for a fridge freezer. There is ample room for a dining table, and double doors lead directly out to the garden. A useful storage cupboard is also located within the kitchen. The separate utility room provides space for a washing machine and tumble dryer, with side access to the driveway.

Upstairs, the first floor offers access to the loft and includes an airing cupboard. There are four well proportioned bedrooms, with built-in wardrobes to bedrooms one, two and three. The main bedroom benefits from an en suite, while the remaining bedrooms are served by a family bathroom fitted with a bath, wash hand basin, WC and separate shower cubicle.

Externally, the enclosed rear garden has been thoughtfully landscaped and features a patio area, lawn, built-in planters, and additional patio and gravelled seating areas with a pergola, creating an ideal space for outdoor relaxation and entertaining. There is also gated side access leading to the driveway and garage. The property further benefits from a garage with an up-and-over door, light, power and roof storage area, as well as a driveway providing parking for two cars. Additional features include an EV charger, two external double power points, outside

lighting and water tap.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1342.00 sq ft

Tenure – Freehold





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1342 ft²
124.6 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.

GIRAFFE 360



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 84 | |
| (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 | |

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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