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Aylesbury

OFFERS IN EXCESS OF £715,000

Temptation comes in many forms...

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Aylesbury

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An exceptionally flexible and versatile detached family home on a larger than average plot on this sought after development. Boasting a large 'eat-in' kitchen, separate dining room, dual aspect living room with feature media wall, five excellently proportioned bedrooms and three bathrooms. Externally there is driveway parking with EV charging point, detached double garage and landscaped rear garden. The property also benefits from a comprehensive solar panel system.

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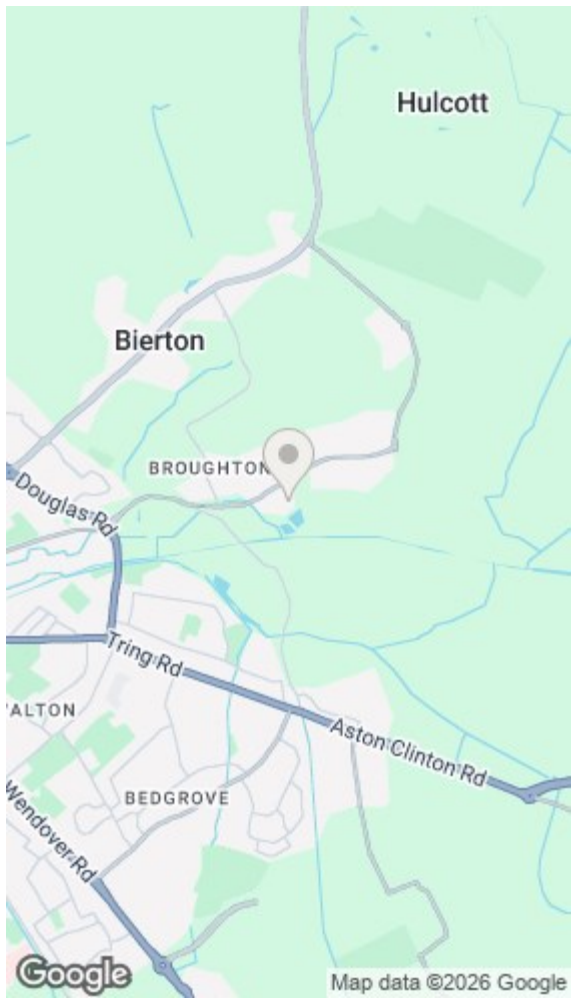
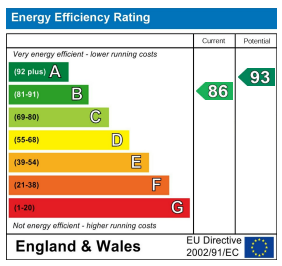
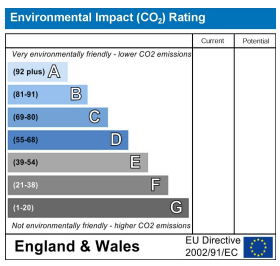
Total area: approx. 185.1 sq. metres (1992.4 sq. feet)







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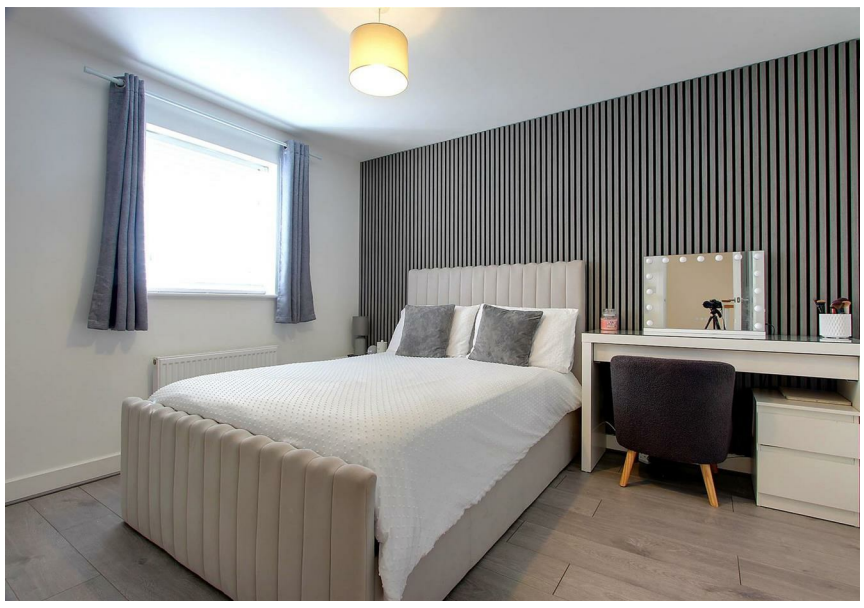
A spacious family home which is well presented throughout and boasts 5 bedrooms and a double garage.



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The Property
Welcome to this stunning detached house located on Barge Crescent in the desirable area of Kingsbrook, Aylesbury. This modern property boasts two spacious reception rooms, good size kitchen/diner, utility room, five bedrooms and three bathrooms. Outside there is a double garage, large driveway and a good size garden. There is ample space for everyone to enjoy their own privacy and comfort. Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of everyday life. The contemporary design of the house provides a stylish and comfortable living environment for you and your loved ones to enjoy.

The Location
Kingsbrook - Kingsbrook is a new and exciting development on the South East side of the town centre and offers good access to the A418 towards Milton Keynes and the A41 towards Tring and London. The area has two popular primary schools and family facilities including children's play areas, and nearby there is a doctors surgery & dentist as well as a choice of shopping including Tesco Express, Lidl, Wenzels and a Sainsbury Local. There are also regular bus services into and around the town centre. There are a selection of nearby primary schools to include Orchard View and Kingsbrook View. Secondary schools within the area include The Kingsbrook School, The Grange and the Aylesbury Grammar Schools.

Solar Panels
The seller has confirmed the following " The property benefits from a comprehensive solar power system comprising 28 solar panels, 2 inverters and 2 batteries of 5kw each plus an iSolar unit for heating water. As well as reducing energy consumption the system exports surplus energy to the grid of around £1300 per annum " .

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

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2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
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