



CRANESBILL WAY, KINGSBROOK, AYLESBURY

OFFERS IN EXCESS OF £490,000
FREEHOLD

A four bedroom detached home located in the sought after Kingsbrook development, offering excellent access to local schools, amenities and major road links. The property features a modern kitchen/diner, spacious living room, convenient cloakroom, and a utility room on the ground floor. Upstairs provides four well proportioned bedrooms, including a master with en suite, plus a contemporary family bathroom. Outside boasts a private rear garden, along with a garage and driveway providing ample parking. Perfect for families seeking comfort, convenience and a vibrant new community.



CRANESBILL WAY

- NEW KINGSBROOK DEVELOPMENT
- FOUR BEDROOM DETACHED HOUSE
- GARAGE, EV CHARGER & LARGE DRIVEWAY
- MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- EN SUITE TO MAIN BEDROOM
- ENCLOSED REAR GARDEN
- CLOSE TO SCHOOLS, LOCAL AMENITIES AND GOOD ROAD LINKS
- UTILITY AND DOWNSTAIRS CLOAKROOM



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

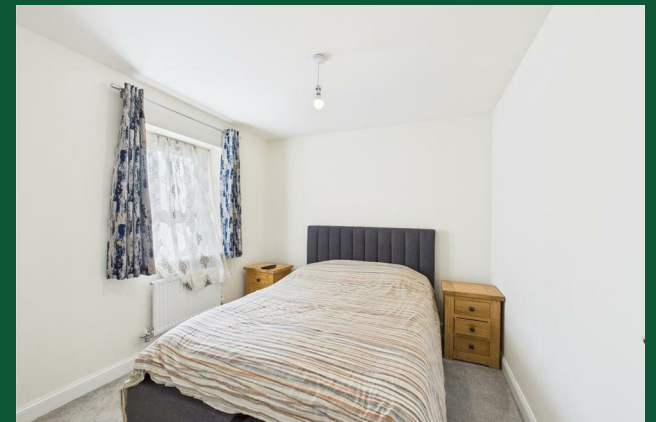
Upon entering, you are welcomed by an entrance hall featuring a useful cloakroom and a storage cupboard. The spacious living room offers an inviting area for relaxation, while the contemporary kitchen/diner is the heart of the home. It boasts an inset electric hob, oven, splashback, cooker hood, integrated dishwasher and integrated fridge/freezer. There is ample room for a dining set, and double doors open directly onto the rear garden, creating a wonderful indoor–outdoor flow. A separate utility room provides space for a washing machine and tumble dryer.

The first-floor landing includes loft access and an airing cupboard, leading to four well proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the property features an enclosed rear garden with a patio area, lawn and built-in planters. There is also a courtesy door to the garage and side gate access. The garage, equipped with light and power, offers additional storage or workspace. A driveway to the front provides parking for multiple vehicles, with the added benefit of an EV charger.

This fantastic home combines modern features, generous living space, and a prime location within one of the area's most popular new developments—making it an ideal choice for families seeking a ready-to-move-into property.

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ADDITIONAL INFORMATION

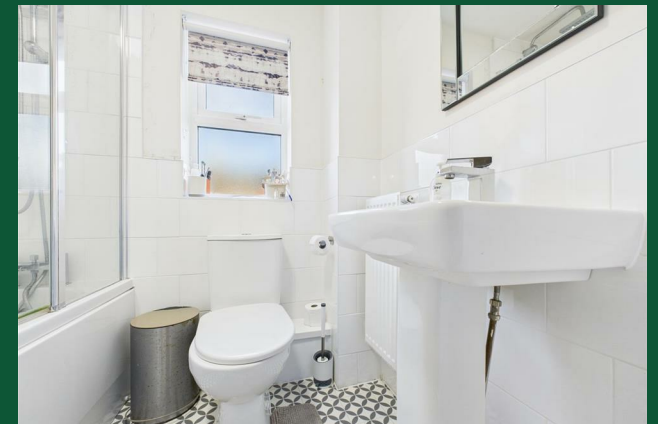
Local Authority – Buckinghamshire

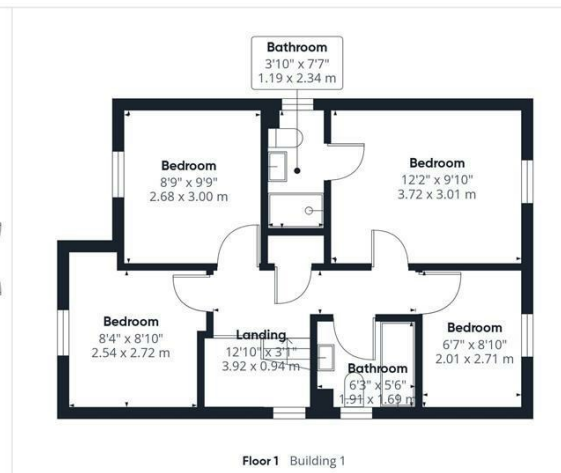
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1185.00 sq ft

Tenure – Freehold





Approximate total area⁽¹⁾
1185 ft²
110.1 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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