





SUTTON GROVE, KINGSBROOK, AYLESBURY

OFFERS IN EXCESS OF £450,000

FREEHOLD

NO CHAIN *** Situated within the new and popular Kingsbrook development, this well presented three bedroom semi-detached home offers spacious and versatile accommodation arranged over three floors. The ground floor comprises a downstairs toilet, office and a contemporary open-plan kitchen/living area. The first floor features a living room and master bedroom with en-suite, while the second floor offers two further bedrooms and a family bathroom. Outside, there is an enclosed rear garden, garage and driveway parking.

GEORGE DAVID

SUTTON GROVE

• ** MANAGEMENT PACK ORDERED AND IN PLACE • POPULAR KINGSBROOK DEVELOPMENT • NO UPPER CHAIN • ARRANGED OVER THREE FLOORS • GARAGE AND DRIVEWAY • HOME OFFICE • FIRST FLOOR LIVING ROOM • ENCLOSED REAR GARDEN • OPEN PLAN KITCHEN/LIVING AREA • DOWNSTAIRS WC, EN SUITE & FAMILY BATHROOM





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 ground floor comprises an entrance hall with stairs rising to the upper floors, a useful storage cupboard housing the boiler, and a downstairs toilet. There is also a home office, ideal for remote working, and a spacious open-plan kitchen/living area. The kitchen is fitted with a range of contemporary units and includes an inset electric hob with splashback and cooker hood, integrated oven and grill, washing machine, dishwasher and fridge freezer. The living and dining area provides ample space for furniture, benefits from a useful storage cupboard, and features French doors opening onto the rear garden.

On the first floor, there is an airing cupboard, a living room, and the master bedroom, which enjoys the added benefit of an en-suite shower room.

The second floor offers two further bedrooms, both featuring skylights that provide excellent natural light, together with a modern family bathroom.

Externally, the enclosed rear garden has been designed for ease of maintenance and enjoyment, featuring multiple patio seating areas, a lawned section, built-in planter and gated side access. There is a garage with light and power connected, along with a driveway providing off-road parking in front of the garage.

This attractive home combines modern finishes with flexible living space, making it an ideal choice for families, professionals, and those seeking a home within this sought after development.

SUTTON GROVE















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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1205.57 sq ft

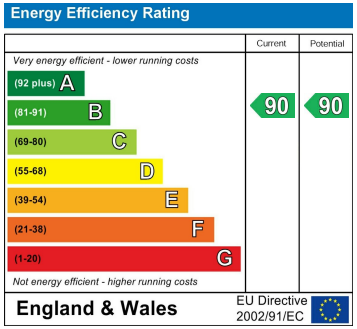
Tenure – Freehold











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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