GRAND JUNCTION, KINGSBROOK, AYLESBURY

ASKING PRICE £455,000

FREEHOLD

Situated within the popular Kingsbrook development, this four bedroom semi-detached townhouse offers spacious accommodation arranged over three floors. The ground floor comprises a living room, kitchen/diner and cloakroom. The first floor features two bedrooms and a family bathroom, with a further two bedrooms and an additional bathroom occupying the second floor. Externally, the property benefits from a low-maintenance garden, a shared carport and one allocated parking space.

GEORGE DAVID

GRAND JUNCTION

• KINGSBROOK DEVELOPMENT • FOUR BEDROOM TOWNHOUSE • ARRANGED OVER THREE FLOORS • GROUND FLOOR CLOAKROOM • LOW MAINTENANCE REAR GARDEN • FOUR DOUBLE BEDROOMS • TWO BATHROOMS • CLOSE TO LOCAL AMENITIES & SCHOOLS • SHARED CAR PORT & ADDITIONAL SPACE • CLOSE TO PARKS, GREEN SPACES & WALKING ROUTES

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 and access to a convenient ground-floor cloakroom. The kitchen/diner consists of an inset gas hob, oven below and extractor hood above, together with an integrated fridge/freezer and dishwasher. There is additional space for a washing machine and ample room for a dining table and chairs. Doors provide direct access to the garden.

The dual-aspect living room benefits from plenty of natural light and offers a comfortable space to relax, with a useful built-in storage cupboard adding further practicality.

On the first floor, there are two double bedrooms served by a family bathroom. The second floor provides two further double bedrooms, including the main bedroom, which benefits from a built-in wardrobe and direct access to the bathroom, offering added convenience and privacy.

Outside, the property enjoys a low-maintenance rear garden, featuring a patio area and artificial lawn, ideal for outdoor dining and relaxation without the upkeep of a traditional lawn. A garden shed provides useful additional storage, while side gate access offers convenient entry to the garden.

Further benefits include a shared carport providing two parking spaces, together with an additional allocated parking space to the front of the property.

INFORMATION FOR BUYERS

Before we can enter offer negotiations on a property, we require the following:

1. Mortgage Agreement in Principle – A copy of your current agreement.
2. Proof of Funds – Evidence of your deposit, including your latest mortgage statement if funds are

from a property sale, or up-to-date bank balances if held in savings.

Please note that George David Estate Agents cannot proceed with negotiations until all documentation and proof of funds have been received.

If your offer is accepted and a sale is confirmed in writing, we are required by law to confirm your identity. By having your offer formally accepted you agree to anti money laundering checks (AML) on all connected purchasers subject to a fee of £50 inc. VAT per person. This fee is non-refundable under any circumstances.

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ADDITIONAL INFORMATION

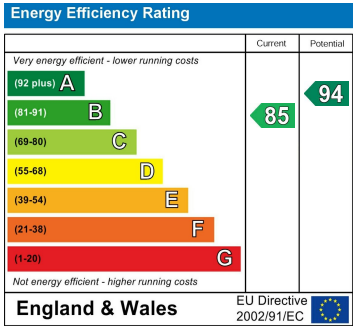
Local Authority – Buckinghamshire

Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1057.00 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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