

5/6 Bedroom Detached

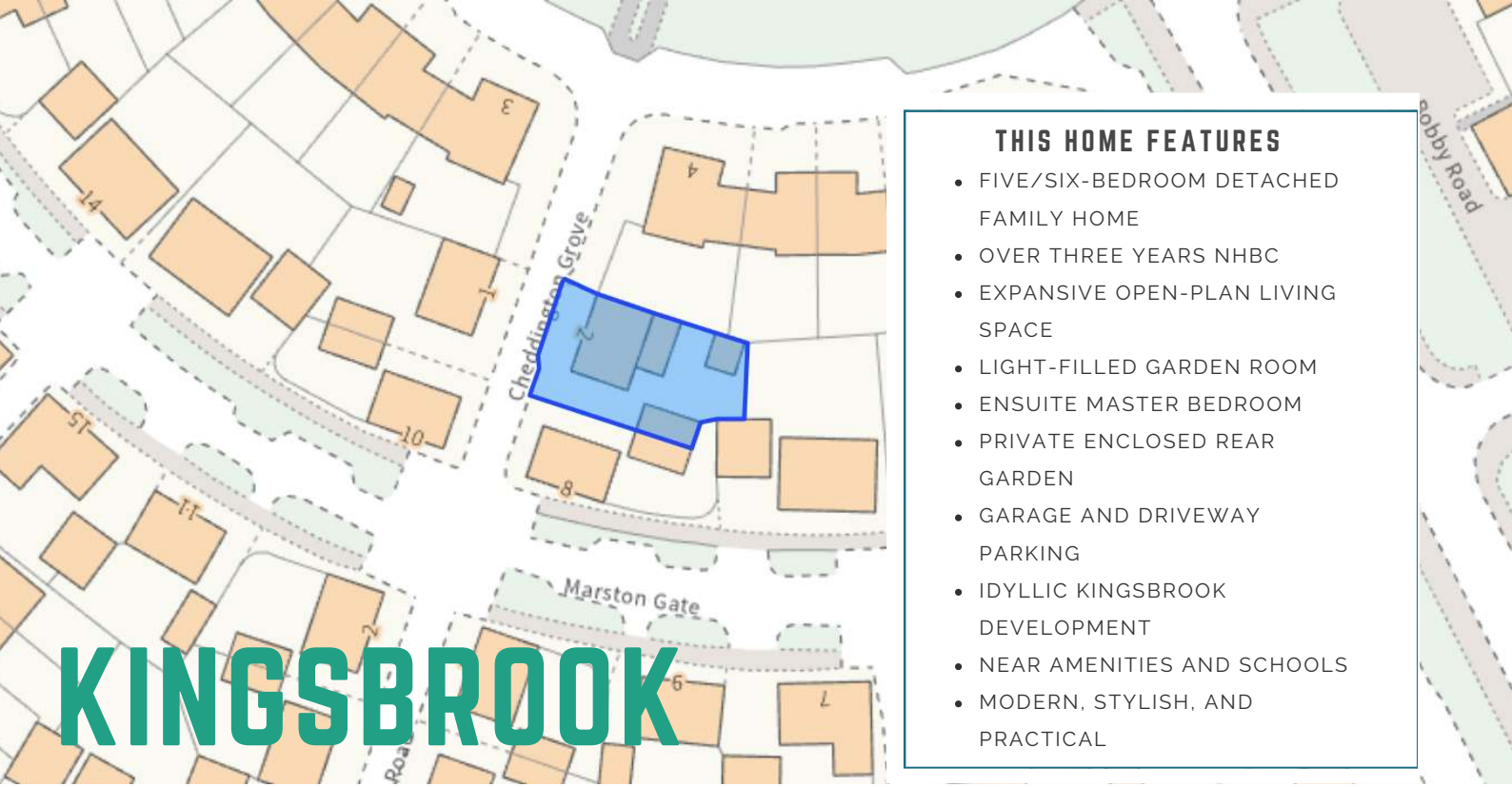
KINGSBROOK DEVELOPMENT

2 Cheddington Grove, Aylesbury
Buckinghamshire HP22 7AB



TEL. 01296 761 331

EMAIL; HELLO@WESOLDIT.CO.UK



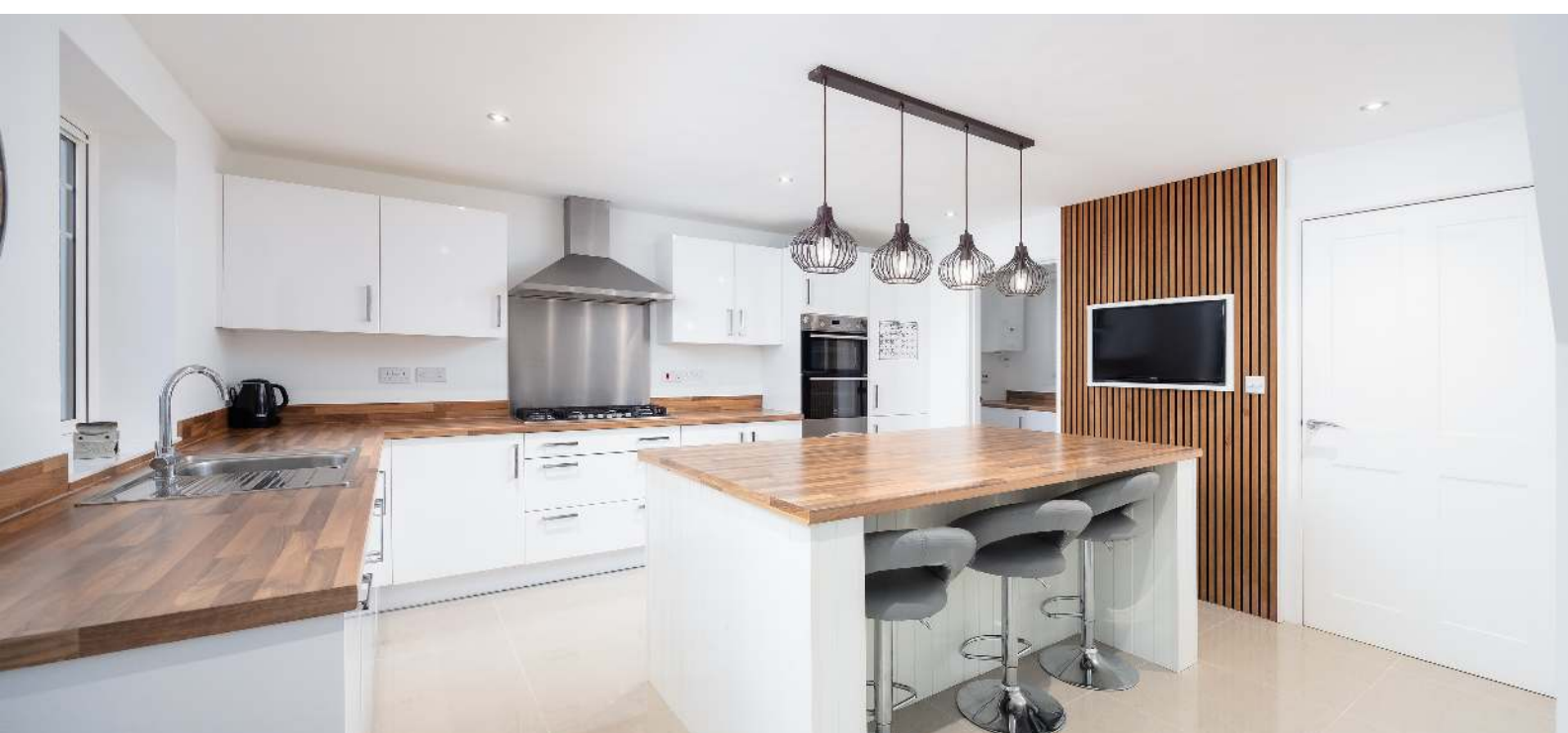
THIS HOME FEATURES

- FIVE/SIX-BEDROOM DETACHED FAMILY HOME
- OVER THREE YEARS NHBC
- EXPANSIVE OPEN-PLAN LIVING SPACE
- LIGHT-FILLED GARDEN ROOM
- ENSUITE MASTER BEDROOM
- PRIVATE ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY PARKING
- IDYLIC KINGSBROOK DEVELOPMENT
- NEAR AMENITIES AND SCHOOLS
- MODERN, STYLISH, AND PRACTICAL

The modern Kingsbrook development epitomizes contemporary living creating a harmonious balance between urban convenience and natural serenity. This vibrant development boasts a diverse range of thoughtfully designed homes, offering the perfect blend of style, comfort, and convenience. From the sleek architectural designs to the green spaces that invite this dynamic development offers an exciting array of

contemporary homes surrounded by green spaces, and is designed with the resident in mind, boasting excellent connectivity to essential amenities, schools, and transport links. Whether you're drawn to the, the abundance of nearby parks, or the promise of a vibrant community, Kingsbrook invites you to experience a new era of living where every detail is crafted for your comfort and enjoyment.





Nestled in the contemporary charm of Kingsbrook, Aylesbury, this modern five/six-bedroom detached family home—with over three years of NHBC warranty remaining—epitomises stylish and spacious living. The thoughtfully designed layout features an expansive, open-plan kitchen and dining space, complete with a range of built-in appliances, an inviting living area, and a light-filled garden room. Five well-appointed bedrooms (plus study/sixth bedroom) and three bathrooms, including an ensuite shower room to the master bedroom, offer ample space for a growing family. Known for its green spaces, the Kingsbrook development provides an idyllic backdrop for modern living. A garage, driveway for two vehicles, and additional visitor parking ensure convenience, while a private, enclosed rear garden offers a delightful outdoor retreat. Situated in a sought-after community, this property perfectly balances contemporary comforts with easy access to local amenities—an ideal choice for families seeking both style and practicality.



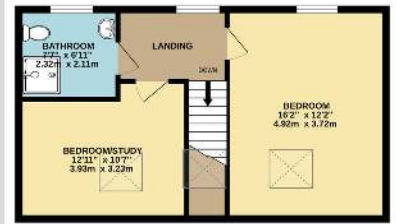
GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR
620 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1923 sq.ft. (178.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

