





# PULVER ROAD, KINGSBROOK, AYLESBURY

**OFFERS IN EXCESS OF £439,950**

**FREEHOLD**

A well presented three bedroom detached home situated within the popular Kingsbrook development, ideally located close to schools, local amenities and attractive green spaces. The ground floor offers a welcoming living room, separate dining room, fitted kitchen and convenient downstairs WC. Upstairs, there are three bedrooms, en-suite and a family bathroom. Outside, the property benefits from a garden, garage and driveway parking. An ideal family home combining comfortable accommodation with a convenient location and excellent access to local facilities.

GEORGE DAVID

# PULVER ROAD

• KINGSBROOK • FULLY DETACHED HOUSE • THREE BEDROOMS • GARAGE AND DRIVEWAY • VERSATILE SEPARATE DINING ROOM • KITCHEN WITH INTEGRATED APPLIANCES • CLOSE TO SCHOOLS, AMENITIES AND GREEN SPACES • EN SUITE 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

The property is entered via a welcoming entrance hall, which provides access to the principal ground floor rooms and features stairs rising to the first floor.

The dual-aspect living room is a bright and comfortable reception space, with doors opening directly onto the rear garden.

The versatile dining room offers a flexible space suitable for family dining or use as an additional reception area or home office, depending on the purchaser's requirements.

The kitchen is fitted with a range of wall and base units and includes an inset gas hob with oven, cooker hood over and splashback. Integrated appliances include a washing machine, fridge freezer and dishwasher. There are also two useful storage cupboards, providing valuable additional space. The kitchen has access to the downstairs WC and a door leading directly to the rear garden.

To the first floor, the landing provides access to all three bedrooms, the family bathroom and loft.

There are three bedrooms, with built-in wardrobes fitted to bedrooms one and two. Bedroom one benefits from its own en-suite shower room, providing additional convenience and privacy.

The family bathroom completes the first-floor accommodation.

The property benefits from an enclosed rear garden, thoughtfully arranged with a paved patio area, lawn, garden shed and gated side access.

The property also benefits from a detached garage, featuring an up-and-over door, light and power, together with a driveway providing parking for two cars.

Overall, this is an appealing three bedroom detached family home offering versatile living accommodation, an enclosed rear garden, garage and driveway parking, all within the desirable Kingsbrook development.

## 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

**Council Tax** – Band D

**Viewings** – By Appointment Only

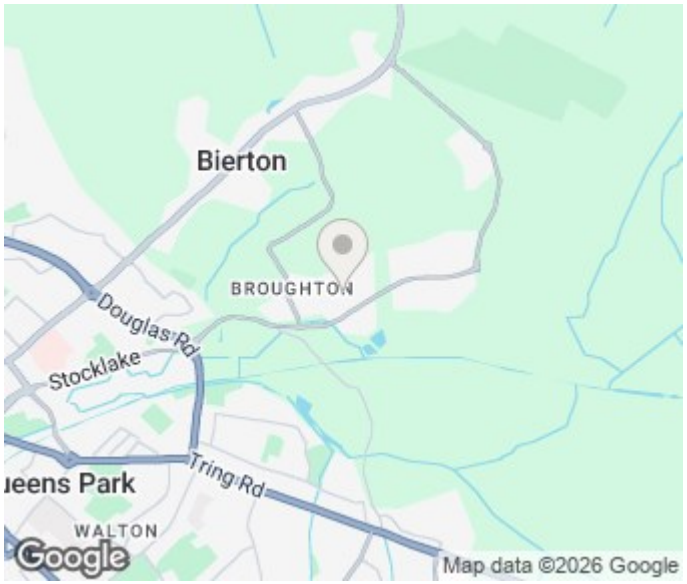
**Floor Area** – 1046.00 sq ft

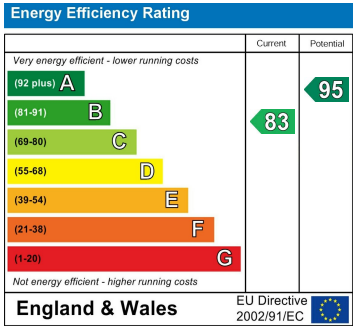
**Tenure** – Freehold








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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